Development Management - Delegated Officer Report

Application Number: AWDM/0984/23 Recommendation – APPROVE

Site: 43 Arundel Lodge, 2 Shelley Road, Worthing, BN11 1XN

Proposal: Replacement aluminium sliding window to living room

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Publicity by site notice

Additional neighbour notifications: N

Site and Surroundings:

Arundel Lodge, is positioned in the town centre of Worthing, located on a corner plot west of Liverpool Gardens and north of Shelley Road. The property is an 8 storey block of flats, with flat no. 43 being situated on Level 4

The site is located within the Chapel Road Conservation Area.

The properties within the surrounding area comprise residential and commercial, and there is a mix of size, designs and age range of properties within the locality.

Proposal:

Permission is sought to replace a window to flat no. 43 on the west elevation, from an existing white powder coated aluminium sliding window frame to a new white powder coated aluminium sliding window frame.

The top section of the window will be double glazed sliding frame, and the lower section will be a fixed window, and obscure glazed toughened safety glass.

Relevant History: Various

Representations: None received

Consultations: The Worthing Society: Note the Planning Statement indicates the windows are identical in arrangement and colour to those existing and intended to be a 'like for like' replacement. No objection

Relevant Planning Policies and Guidance

Worthing Local Plan: SP1, DM5, DM24
National Planning Policy Framework 2023
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment

There is no objection in principle to the change of windows within this flatted development subject to the effect on character of the existing block of flats together with the neighbouring properties and on the character and appearance of the Conservation Area.

Visual Amenity & Heritage

This distinctive modern flat building with under-croft parking dates from the mid-1970s, developed in conjunction with the adjoining low-rise office building at 1-3 Liverpool Gardens. Although not unattractive, its scale, form, design and materials do not make a positive constitution to the historic significance of the surrounding Conservation Area.

The flat block has 2 distinct styles of window consisting of dark-coloured, metal, vertical sliding sashes to the brick components of the building (matching those at 1-3 Liverpool Gardens), and white-coloured, aluminium horizontal-sliding casements to the rendered building components. The design of the latter varies depending on the floor level, with the windows on some floors having larger openings with fixed glazed panels below the sliding casements. There are some slight differences in the appearance of the individual windows where the originals have been replaced. But on the whole these have been undertaken sensitively with the framing, colour and opening method typically replicating the originals to maintain an overall sense of visual cohesion.

Following amendment of the application, the frames will now be of the same material as the existing, i.e. powder coated aluminium. Aluminium typically allows for a more slender framing than the UPVC alternative initially proposed, and in this instance it was difficult to establish the precise difference in appearance that would result from introducing UPVC framing. The proposed aluminium replacement will be consistent with the replacements recently approved at No.51 (AWDM/1958/20) and No.62 (AWDM/0320/22).

It is considered that given the use of aluminium the change of the windows will not result in demonstrable harm to the building over that which is existing, and will thereby not materially impact on the visual character of the block and will also not affect the character and appearance of the conservation area.

Residential Amenity

The proposed replacement lounge window will utilise the existing opening on a like for like basis and will not materially impact the residential amenities of the neighbouring flats.

Recommendation APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit

Informative:

1. Approved following amendment

Is recommendation contrary to letter(s) of representation? N

Case Officer: Eve Hearsey Date: 01.11.2023

Authorised by: Jo Morin Date: 02.11.2023