Expiry Date - 30/11/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0729/23 Recommendation – APPROVE

Site: 104 Broadwater Street West Worthing West Sussex BN14 9DF

Proposal: Replacement windows from white painted timber to double glazed UPVC.

Date of site visit: 16/10/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site Notice Posted: Y – Posted on 16/10/2023

Site and Surroundings

The application relates to a first-floor flat located on the north-easterly side of Broadwater Street West. The building to which the flat belongs was a semi-detached two-storey household before undergoing a conversion to create two flats; flat number 104A occupies the ground-floor space. The building comprises white render elevations, a plain tiled clipped-gable roof with modest sized front dormer, along with a mix of UPVC and wooden window frames painted white. Other key features of the building include a full-width balcony to façade at first-floor level with decorative metal railings and corbels beneath, and a box bay window to ground-floor façade.

The attached property No. 102 Broadwater Street West remains as a single dwelling house and whilst it is similar to the application building in many respects, the fenestration profiles lack cohesion. The application property exhibits diverse opening sizes, forms, types, and designs. For example, to the façade, the application property exhibits UPVC sliding doors along with a timber framed top-hung window with satin glass. To the sides and rear elevations, the openings the subject to this application are timber framed and either top-hung (3No. total) or vertical sliding sash (3No. total).

The surrounding area is predominantly residential with no distinctive prevailing character. To the south-east is a characterful semi-detached pair which appears perfectly uniform and to the north-west is a three-storey block of flats (Penhurst Court). Broadwater Green lies opposite the site, on which the Broadwater Green Conservation Area is based.

Proposal

Full planning permission is sought to replace 7No. timber framed windows at first-floor level (No . 104) of the building. 1No. is located to the front (south-west), 3No. to the north-west side, 1No. to the south-east side, and 2No. to the rear (north-east). New windows would be white UPVC with trickle vents, inserted into the existing opening.

Relevant Planning History: None.

Consultations: None undertaken.

Representations: None received.

Relevant Planning Policies

National Planning Policy Framework (Revised September 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Worthing Local Plan (2023) 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)

Planning Assessment

There is no objection in principle to extensions and alterations to residential properties within the built-up area. The key considerations for this planning application are the effects on the visual and residential amenities of the locality.

Visual Amenity

As previously mentioned, the fenestration to the application property lacks uniformity and ranges in terms of size, form, type, and design. The openings are considered to offer a neutral impact to visual amenity and are not seen as a positive contribution, thus, there is no strong desire to conserve them. Notwithstanding this, the proposed white UPVC replacement windows, which would be visible at the front and side (north-west) elevations, would present an alteration to views from the street scene and Conservation Area by virtue of their heavier appearing UPVC frames and unattractive trickle vents. Moreover, although some of the replacements would be like-for-like in terms of the opening type and design, this would not be reflected throughout the entire scheme; the 3No. vertical sliding sash windows would be lost to top-hung windows of which are less attractive in appearance. However, the location of these windows to the north-west side (1No.) and rear (2No.) means that this change in aesthetic would not result in material harm to the street scene. UPVC windows are widely established within the locality, with both the aforementioned attached neighbours and adjacent block of flats having embraced this finish. In view of the minor impact to the street scene the alterations would pose coupled with the context of the area, it is considered that the proposal would not adversely affect the character of

building, street scene, or setting of the Conservation Area and there are no visual amenity grounds that would render it unacceptable.

It should also be recognised and appropriately weighted that the existing windows are in a poor state and are likely energy inefficient. By contrast, the new windows would be double-glazed and would offer an increased thermal efficiency which can be viewed as a sustainable alteration to the dwelling.

Residential Amenity

There would be no material planning issues in relation to residential amenity as the proposed development by virtue of its minor and like-for-like nature would have no impact on the living conditions of surrounding neighbours.

Recommendation

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Matching Windows

Informatives

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Jason Albon Date: 27.11.2023

Authorised by: Jo Morin Date: 27.11.2023