Development Control – Delegated Officer Report

Application Number: AWDM/0911/24 **Recommendation: Approve**

Site: **Southdown Inn 38 Northcourt Road, Worthing**

Proposal: Change of windows from Timber to UPVC and other minor elevation alterations (part retrospective)

Site visit: 17.09.2024

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site relates to a former public house located on the corner of Northcourt Road and King Street. Planning permission was granted in 2020 for its conversion into three 2-bedroom dwellings, two 1 bedroom dwellings and two 4 bedroom dwellings (seven in total) with three parking spaces utilising the existing vehicular access from Northcourt Road and King Street (AWDM/1950/19 refers). This permission was varied by AWDM/0066/23 to allow strip out and site clearance works to be undertaken prior to approval of conditions 16 and 17 (surface water and foul drainage). A further application AWDM/1073/23 allowed a variation to the layout of dwellings A and B involving a raised ridge to the rear extension and insertion of a first floor window to the north elevation. Application AWDM/0093/23 included approval of timber window and door details and specifications reserved by condition. The latest amendment approved in 2024 under application AWDM/0068/24 allowed the subdivision of the 4-bedroom flat at 2nd floor level to provide two 1-bedroom flats as well as an amendment to the bin and cycle storage.

Site works have commenced and the current application is part-retrospective. Permission is sought for replacement UPVC windows to each elevation. UPVC sliding sash windows have been recently installed to the projecting east wall, including bays, and those windows in the east elevation of the single storey element fronting onto King Street and are proposed to be retained. New composite doors are also proposed on the east and south elevations. Since the site visit the curved top timber UPVC casement windows to the east and south elevations respectively have also been replaced in UPVC and would be retained as installed. Elsewhere to the south elevation and first floor west and north elevations UPVC casement windows with a top opening section and glazing bars have been installed and are proposed to be retained. To the rear extension black UPVC casement windows and sliding doors are proposed to the rear elevation.

Relevant Planning History:

AWDM/0797/17 - Conversion, alteration and extension of main Pub building to form four houses.
STATUS: REF 4th December 2017.

AWDM/0162/19 - Conversion of Public House to provide 3no. 4-bedroom dwellings with roof terraces and glazed roof structures (two with basements) in addition to extensions and alterations involving construction of 3 no. attached 4-bedroom terraced houses to north elevation and 1 no. attached 3-bedroom house to west elevation (7no. dwellings in total); with associated landscaping and 3no. existing parking spaces for dwellings on west elevation with use of existing vehicular access from Northcourt Road.
STATUS: REF 5th August 2019.

AWDM/1950/19 - Conversion of Public House to provide 3no. 2-bedroom flats, 1no. 1-bedroom flat, 1no. 4-bedroom flat and proposed single storey 1no.1-bedroom dwelling and 1no. 4-bedroom dwelling (7no. dwellings in total); with associated elevation alterations and ground and first-floor extensions; 3no. parking spaces for dwellings utilising existing vehicular accesses from Northcourt Road and King Street
STATUS: APP 1st May 2020.

AWDM/0066/23 - Application to vary wording of pre-commencement conditions 16 (surface water drainage scheme) and 17 (foul and surface water disposal) pursuant to consented planning application AWDM/1950/19 to allow works of site survey/investigation, strip out and site clearance only to be undertaken prior to submission of the relevant details for approval. (AWDM/1950/19: Conversion of Public House to provide 3no. 2-bedroom flats, 1no. 1-bedroom flat, 1no. 4-bedroom flat and proposed single storey 1no.1-bedroom dwelling and 1no. 4-bedroom dwelling (7no. dwellings in total); with associated elevation alterations and ground and first-floor extensions; 3no. parking spaces for dwellings utilising existing vehicular accesses from Northcourt Road and King Street.)
STATUS: APP 16th March 2023.

AWDM/0093/23 - Approval of Details Reserved by Conditions 3 (samples), 4 (windows and doors), 5 (rooflights), 7 (atrium details) and 14 (CMP) of AWDM/0066/23.
STATUS: APP 24th March 2023.

AWDM/1073/23 - Conversion of Public House to provide 3no. 2-bedroom flats, 1no. 1-bedroom flat, 1no. 4-bedroom flat and proposed single storey 1no.1-bedroom dwelling and 1no. 4-bedroom dwelling (7no. dwellings in total); with associated elevation alterations and ground and first-floor extensions; 3no. parking spaces for dwellings utilising existing vehicular accesses from Northcourt Road and King Street. Variation of Condition 1 Approved plans of AWDM/1950/19 for alterations to the layout of dwellings A and B involving raised ridge to rear extension and insertion of first-floor window to North elevation (Amended Plans).
STATUS: APP 21st November 2023.

AWDM/1255/23 - Approval of Details Reserved by Conditions: 16 (Surface water drainage) & 17 (Surface and foul drainage) of AWDM/0066/23.
STATUS: APP 20th November 2023.

AWDM/0068/24 - Amendment to approved scheme under construction (AWDM/1073/23) to subdivide 4 bedroom flat on 2nd floor to provide 2 one bed flats, with no external changes to approved scheme. Amendment to bike/bins store
STATUS: APP 12th March 2024.

Consultations:
None

Representations:

One representation has been received from the occupier of a neighbouring property objecting to the application on the grounds as summarised below:

- Changes are not in keeping with the appearance of the building. UPVC definitely not in keeping with the period property
- Lack of obscure glazing
- Concerns over standard of workmanship
- Construction work has taken place at weekend contrary to the permission

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM16
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to alterations to buildings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual amenity

Timber sliding sash windows on the side (east) elevation have been replaced with UPVC sliding sash windows for the projecting east wall/bay features. It can be seen from the photos provided and Streetview images that the former windows contributed to the distinctive character of the building. However this is not a conservation area and the building is not locally listed and the windows installed nevertheless provide a suitable alternative as a sliding sash replacement in the context of the site and surrounding area. The profile and detailing of the mullions avoid a particularly heavy appearance and details such as run through horns and internal and external glazing bars have been included.

At the time of visiting there was an arched timber casement remaining on the east elevation and arched fanlight window over a partially blocked up door opening. On the south elevation the pre-existing arched windows were UPVC casement windows with differing design/proportions/opening sections to the timber windows that remained on the east elevation. These have all since been replaced with UPVC casement windows with an arched framework to the top section.

It is disappointing that the arched casement windows were installed before details were agreed and those installed do not closely replicate the original window detailing with features such as the deep million and transom profile omitted, with the effect of a heavier appearance to the lower sections. However, those on the south elevation were not the original windows with those having been previously replaced with a differing window type/proportions. Whilst the detailing does not replicate the original window that remained on the east side, having regard to the mix of windows that already existed here and that this is not a conservation area, and balanced against the energy efficiency benefits of modern replacement windows offer it is considered that a refusal would not be justified in this instance.

On the south elevation the first floor windows have recently been replaced with UPVC casement windows with top opening sections and glazing bars. The previously approved replacement windows were of similar overall design to those pre-existing UPVC windows at that time i.e. a simple single pane casement, but in timber.

Amendments to the first floor south elevation windows have been sought during the course of the application to provide a more sympathetic sliding sash window to match those recently installed on the east elevation. Those casements installed have apparent differences in their design and proportions when compared with the new UPVC sliding sash windows and would be a retrograde step from the timber casements already approved under condition 4 of AWDM/1073/23. However, this has not been agreed and the elevation details were subsequently provided proposing to revert to a simple single pane casements which would be similar to those pre-existing. However, this has since been retracted and the applicant would like the application to be determined on the basis of the existing casement windows as installed. It is disappointing that a matching sliding sash has not been agreed which would have provided some coherence to the building, and although the alternative offered of a single pane casement window would not have been ideal it would not have had a significant impact in the circumstances, being similar to the pre-existing windows. Nevertheless in the context of this building and surrounding character where there are many differing window types to neighbouring dwellings, and given the former windows were already varied in their type and design, it is considered that the proposal to retain the top-opening casements as installed can be accepted on balance.

Other casement windows installed to the west and north elevation are less prominent and positioned where they would not cause any significant harm to visual amenity.

New doors were approved on the previous application AWDM/1950/19 and with timber details provided under application AWDM/0093/23. The current application proposes composite 'Tatton' doors and 'Carnoustie' panels which are partially glazed to their top sections. Whilst this would be a retrograde step to the design of the timber alternative previously approved, the proposed doors would not cause any significant detrimental impact to visual amenity in this instance.

On the north elevation of the new extension, the elevational changes include deleting the triangular gable window and inserting a new smaller window which the revised drawings confirm will be obscure glazed, and with all windows and sliding doors to the north elevation of the extension to be black UPVC. Whilst most of these windows are not readily visible in the streetscene, the window in the gable element can be seen and has been altered from the approval to a more conventionally designed window now installed. However, this is on a secondary part of the building at the rear and only glimpses views are possible between the buildings and its appearance would be reasonable and would not cause any significant harm to visual amenity. Other windows and the sliding doors are not readily visible and as proposed would not cause any significant harm to visual amenity.

Residential amenity.

Condition 8 of AWDM/1073/23 required first floor windows on the west elevation serving flat 4 to be obscure glazed to its lower sash and for first floor windows in the north elevation serving dwelling B to be obscure glazed/ non-opening in the interest of preventing overlooking. This has also been indicated on the revised elevation drawings and can be secured by condition in relation to the current application. Given the scope of work proposed, and subject to the recommended condition there would be no significant impact on residential amenity as a result of the proposals.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Obscure glazing etc to first floor north and west elevations

Informative:

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? Y

Case Officer: Rebekah Hincke Date: 16.01.2025

Authorised by: Louise Prew Date: 16/01/2025