Development Control – Delegated Officer Report

Application Number: AWDM/0914/24 **Recommendation: Approve**

Site: Highgrove House 32-34 Winchester Road, Worthing

Proposal: **Revised Description: Non-material amendment to approved AWDM/1405/23 to change the proportions of the windows to the South elevation and revised casement product specifications.**

Last visited: 07.11.2023

Neighbours checked: N/A

Additional neighbour notifications: N

Site and Surroundings

The site relates to a large residential care home located on the north side of Winchester Road. The building appears to have been designed as a symmetrical pair of attractive Victorian villas. It has distinctive narrow gables and bays to each end of its front elevation, with decorative detailing and banding/dentil string course details to the front and side walls. Windows are mainly either traditional timber casements or timber sliding sash, but with some UPVC windows and doors at the rear and where a large conservatory has been added to the front elevation. There are some arched windows and stained glass sections to windows. The building has been extended to its east and west sides with similar single storey additions at each site with hipped roofs, and flat roofed additions at the rear extending close to the rear boundary where the site is relatively shallow at this point. The site is well enclosed to its frontage with a flint and brick wall and shrubs and some trees enclosing the front garden area. There is a vehicular access at each end of the frontage with car parking.

The site is within the Winchester Road Conservation Area and is identified as a Local Interest Building and a positive contributor to the conservation area.

This is a predominantly residential area comprising of mostly detached or semi-detached substantial Victorian and Edwardian villas. To the west is the Heene Community Centre with a car park immediately adjacent to the western boundary of the site separated from the site by a high brick and flint wall.

Approved scheme

Permission was granted earlier in 2024 for the installation of replacement windows in UPVC to all elevations but excluding the decorative arched windows to the sides and rear elevations. Application AWDM/1405/23 refers.

To the front elevation the previous application approved ‘Everglade one collection’ UPVC casement windows to replace the existing timber casement windows at ground and first floor level and to the ground floor side elevations. At the rear, the existing timber sliding sash windows were to be replaced with ‘Roseview Heritage’ UPVC sliding sash windows except for the arched rear windows which would remain. Where other ground floor windows are timber casements these were to be replaced with UPVC casement windows.

Proposed amendments

As originally submitted the current application seeks approval for a non-material amendment comprising of a change to the proportions and detailing of the ground floor windows on the front (south) elevation. This would involve an alternative window product to the ‘Everglade One Collection’ previously approved, now proposed to be ‘Timberlook Flush Sash Heritage Windows’ which would be in UPVC as before. The applicant’s agent has since confirmed that this product would also be used instead of the ‘Everglade’ product for the first floor windows also.

Representations:
None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM24
National Planning Policy Framework (MHCLG 2023)
National Planning Practice Guidance

Planning Assessment

Section 96A of the Act allows a non-material amendment to be made to an existing planning permission via an application procedure. There is no statutory definition of ‘non-material’. This is because it is so dependent on the context of a particular scheme – what may be non-material in one context may be material in another. In order to grant an application a local planning authority must be satisfied that the amendments sought are non-material.

In assessing applications for a non-material amendment the Government’s National Planning Practice Guidance states that the local planning authority must have regard to the effect of the change, together with any previous changes made under s.96A. They must also take into account any representations made by anyone notified, provided they are received within 14 days of notification.

As this is not an application for planning permission s.38 (6) of the Planning Act 2004 does not apply. However, the extent to which the proposed amendments comply with the relevant Development Plan policies is a material consideration.

The principal issue is whether the proposal is non-material in nature that the changes are not of consequence, significance or substance.

Visual Amenity

The replacement windows would vary the proportions of the approved ground floor windows so that the top opening sections would be 180mm larger in height overall. The application forms state that this is due to it not being possible to produce an opening size greater than 1550mm which the lower window sections as approved would have exceeded and therefore fixed lights would need to be installed which would not give the required ventilation. The first floor windows are smaller, therefore already meet this limitation, and so it is not necessary to alter their proportions. However, the revised 'Timberlook Flush Sash Heritage Windows' product would be applied to all casements previously approved as 'Everglade One Collection'

In terms of the framework and profile of the windows, the product brochure sections indicate that this would be comparable overall with the existing windows with the outer frame being 40-5-58mm proposed compared with 41-5-60mm and with the transom/mullion section being 156mm compared with 174mm overall which, whilst this would be heavier than the existing windows it would be an improvement on the approved scheme and includes a flush fitting design which is also welcomed. Details such as the drip rail and re-use of the decorative glass have also been included as before, and with the 'Transom Weather bar detail' more closely replicating that of the existing windows than the approved product. Differences in the opening sections compared with the original windows would be less apparent than those approved.

In terms of the overall proportions, although these would differ from the approval there are already some variations on the existing windows due to the differing window sizes at first floor level and given the greater overall height of the existing ground floor windows, this change would not be readily perceived when comparing ground and first floor windows overall and the detailing would match between ground and first floor. Glazing bars have been added to the top window section despite the existing windows not containing this as a feature but this would be similar to those at first floor level and although there would be some variation in their proportion this would not have any significant detrimental impact when seen as a whole. The left side bay window would retain the decorative glass to the top section as per the approved scheme.

An additional condition is recommended to secure the specifications as per the agent's email of clarification which includes the transom weather bar, deep bottom rail and concealed trickle vent in the interests of visual amenity.

Residential Amenity

The alternative window type would not cause any significant impact to residential amenity.

Recommendation

APPROVE the non-material amendment in accordance with the application and accompanying plans and subject to the following condition:-

3. The windows shall be installed in accordance with the 'Timberlook Flush Sash Heritage Windows - Cross Section Drawing, Design Details and Specifications Version

5.1 (November 2022) to include the ‘Transom Weather Bar’ ‘Deep Bottom Rail’ and ‘Concealed Trickle Ventilation options as specified.

Reason: In the interests of visual amenity and to comply with policy DM5 of the Worthing Local Plan.

For the avoidance of doubt these plans comprise:-

Timberlook Flush Sash Brochure deposited 29.07.2024

Timberlook Specifiers Guide v5.1 deposited 29.07.2024

Drawing number 2766-07 Rev F entitled ‘Existing and Proposed South Elevations, and Section BB’ deposited 29.07.2024

Drawing number 2766-22 Revision F entitled ‘Proposed Window Schedule’ deposited 21.08.2024

Drawing number 2766-24 Revision B entitled ‘Window Details’ deposited 21.08.2024

The existing planning permission AWDM/1405/23 still stands and that the conditions imposed upon it continue to apply to the development except that the above plans can be substituted for Everglade One Collection brochure deposited 02.02.2024, Drawing numbers 2766-22 Revision D entitled ‘Proposed Window Schedule’ and 2766-26 entitled ‘Window Details Sheet 3’ deposited 04.03.2024, and drawing number 2766-24 Rev A entitled ‘Window Details’ deposited 22.12.2024

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? N

Case Officer: Rebekah Hincke Date: 03.09.2024

Authorised by: Louise Prew Date: 03/09/2024