Expiry Date - 10/04/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1667/23 Recommendation – REFUSE

Site: 2 Warwick Mansions Brighton Road Worthing West Sussex

Proposal: Replacement upvc windows

Date of site visit: 27/02/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

Warwick Mansions is a five-storey building with flats above retail units on the ground floor. No 2 is located at the second floor and the windows forming this application face the frontage looking out towards Warwick Street and Steyne Gardens as well as some to the rear. The property is located within the Steyne Gardens Conservation Area. The building is in a prominent town centre location.

The application relates to the changing of windows to the front and rear. The windows will be replaced with UPVC rather than the wood originals.

Relevant Planning History: None

Consultations: None

Representations: None received.

Relevant Planning Policies

Worthing Local Plan: Policy DM5, DM23, DM24
National Planning Policy Framework 2023
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment

There is no objection in principle to the replacement windows to residential flats within the built-up area. The key issues are the effect on the residential and visual amenities of the locality and conservation area.

Visual Amenity and Impact on the Conservation Area

The NPPF states that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the

asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.' The NPPG advises that significance derives not only from a heritage asset's physical presence, but also from its setting.

Policy DM24 (e) of the Worthing Local Plan refers to the impact of development on a conservation area and explains that any development will only be granted permission if it is of a high standard of design and materials to respect, preserve and enhance the character and appearance of the area, and preserve important features. Furthermore, Policy DM5 reinforces this with all criteria (i) – (x).

The building is within Steyne Gardens Conservation Area, within the appraisal it identifies timber windows of traditional designs with a vertical emphasis being architectural elements which should be preserved and seeks removal of inappropriate replacement windows, and reinstatement of windows of designs appropriate to the age and architectural style of the building.

It is understood that the existing timber windows are in poor condition and require replacement. However, while the window design statement explains that features will be retained through the alteration to UPVC, as evident from the plans the swept head on the windows would be lost and this is a feature that is characteristic of the wider building and should be protected. The swept head can be seen on most of the second-floor windows so the loss of it on these windows is considered to cause harm to the building and conservation area. The proposal also includes changes to the size of the window frames with some parts of the window increasing by up to 41mm.This is likely to result in a chunky appearance to the windows which does not resemble the traditional proportions of the neighbouring windows. The existing projecting transom is not clearly shown on the proposed drawings so it is not clear whether this detail will be preserved, it's loss is resisted. Section drawing would have been helpful to illustrate this.

While the UPVC replacement to the rear will result in some loss of original character to this older building it will not be significantly demonstrable to the conservation area. The windows to the rear are not considered to have any impact on the visual amenity with the lack of visibility from the public realm and therefore the replacement of the rear facing windows only could be acceptable.

Whilst the proposal would allow for efficiency gains, due to the lack of materials to match the existing and the loss of features that are significant in the character of the building it is considered the proposal fails to preserve the appearance of the conservation area.

Residential Amenity

The proposed replacement will the pre-existing window openings and do not give rise to harm to neighbour amenity.

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Recommendation

Refuse for the following reason:-

The proposed replacement of the original timber windows with UPVC windows, due to materials and detailed design, would detract from the historical and architectural integrity of the building and would not preserve or enhance the character and appearance of the Steyne Gardens Conservation Area. As such the proposal is considered contrary to policies DM5 and DM24 Worthing Local Plan, and the relevant paragraphs of the National Planning Policy Framework.

Informative

1. Refused without discussion.

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

Case Officer: Finlay Gardner Date: 19/06/2024

Authorised by: Louise Prew Date: 25/06/2024