Expiry Date - 27/09/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0868/23 **Recommendation – APPROVE**

Site: **6 Longfellow Road Worthing West Sussex BN11 4NU**

Proposal: **Retrospective application to change the windows from wooden sash windows to UPVC sash windows**

Date of site visit: 15/08/23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the north side of Longfellow Road and within the Shakespeare Road Conservation Area and is identified as a positive contributor. The area is predominantly residential with of a mix of dwelling types. The property comprises a two storey, semi-detached house with brick elevations and string course detail, two storey gabled bay to the front and a slate tiled roof. The property is occupied as two flats and this application relates to the ground floor flat at No.6. The building is set back from the road behind a brick and flint wall and gravel front garden.

The building is identified as a Local Interest Building but is not listed.

Proposal

Retrospective planning permission is sought for the retention of UPVC sash windows to the ground floor flat.

The single glazed timber sash windows and timber door have been removed and replaced with double glazed UPVC sash windows and a UPVC door.

Windows 01 to 09 and 13 and 14 have been replaced with Victorian sliding sashes to match the dimensions, glazing pattern and detail of the original windows.

The door to the rear/side of the building (10) has been replaced with a UPVC door with glazed upper panel and infill lower panel.

Window 11 had already been replaced with UPVC.

Window 12 consists of a fixed obscure glazed window.

The replacement windows were completed on 02/09/16.

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Relevant Planning History:

4A Longfellow Road

AWDM/0811/22 - Replacement of timber windows at first floor front (south west elevation) with UPVC sliding sash windows (Resubmission of AWDM/1571/21) – Approved

AWDM/1571/21 - Replacement of timber windows at first floor front (South West elevation) in UPVC - Refused

20A Longfellow Road

AWDM/1199/12 - Replacement uPVC windows to first floor flat – Approved

AWDM/0478/11 - Replacement PVCu windows and rear door - Refused

Consultations:

The Worthing Society – No comments received

Representations:

One representation received in support of the application:

I fully support the application. The windows look the same as No 8 Longfellow Rd and very similar to the original ones. I used to rent No.6 GFF and the difference was huge! There was no longer condensation on windows or mould on the walls below and our heating meter readings dropped substantially.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM24
National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment

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

Visual amenity and impact on the character of the conservation area.

The building is located within the Shakespeare Road Conservation area where the Conservation Area Appraisal recognises the negative impact that unsympathetic window replacements has had on parts of the conservation area and seeks to *'replace/discourage further use of modern window framing,*

particularly PVCu (e.g. Frazer Lodge, Wykeham Road). Maintain the white/cream painted timber sashes of original design wherever possible.'

The first floor flat at No.6A has already replaced their windows with UPVC sashes, although no consent for this exists. These windows are of very good quality and have replicated the original sashes as closely as possible.

Consent was granted for replacement windows to the first floor of the adjoining building (No.4A) in 2022. The detailed design for these replacements included a deep bottom rail, chamfered profile and putty line, butt joints, external glazing bars and run-through horn detail.

There are other examples of UPVC window replacements in the street scene, of varying design and quality.

The replacement windows at No.6 are seen in context with the UPVC sash windows at first floor of No.6A, the replacement windows at first floor of No.4A and the sash windows of No.8. It is only the two front windows that are clearly visible from the road with the rest hidden behind a fence and gate to the side of the building. Whilst there are some differences in comparison to the original timber frames, such as the heavier mid rail and shallower bottom rail, the replacement windows are of high quality and are not immediately apparent as UPVC windows when viewed from the road. The replacement windows closely replicate the design, detailing, frames, glazing pattern and sash horn of the original windows and are considered sympathetic to the character of the building and do not cause any significant harm to the visual amenities of the site or wider conservation area.

Residential Amenity

The replacement windows have already been installed (2016) within existing openings and did not include any new or enlarged openings. There are no adverse impacts on the residential amenities of adjacent occupiers as a result of this application.

The installation of double glazing has significantly improved the energy efficiency of the property, increasing thermal insulation and improving the living conditions for the occupiers.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers – retrospective consent

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: Amanda Haslett Date: 26/09/23

Authorised by: Jo Morin Date: 26.09.2023