Expiry Date - 22/10/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1096/24 Recommendation – APPROVE

Site: 11 Llandaff Court Downview Road Worthing West Sussex

Proposal: Replacement window (West elevation)

Date of site visit: Observed from the street scene on 12/09/2024

Neighbours checked: Y - Notified via site notice on 12/09/2024

Proposal, Site and Surroundings

The application relates to 'Llandaff Court' which comprises an L shaped three-storey purpose built block of flats located on a corner plot to the east of Downview Road and north of Mill Road. The block is uniform in appearance characterised in the main through the rhythm in its vertical sections and recessed balconies, with the exception of the northerly-most balconies which project from the elevation. Balconies comprise glazed balustrades with metal framing. The elevations to the block consist of a mix of materials including brick, cladding and fenestration. The fenestration plays a significant role in giving the block its uniformity and identity, particularly to the west elevation fronting Downview Road. The surrounding area comprises a diverse mix of residential property differing in form, scale and design.

Llandaff Court comprises a total of 27No. flats spread across the three floors. The subject of this application is a single front (west) facing window to flat No. 11 which occupies the ground-floor. The window is located to the rear of the recessed balcony and serves a kitchen. The existing single glazed white painted timber casement window would be replaced with a double glazed white UPVC casement window from the REHAU TOTAL70 range, inserted into the existing opening.

Llandaff Court is not listed nor located within a Conservation Area.

Relevant Planning History:

None at the application property. History of UPVC replacements within the block:

- Installation of replacement windows and doors to communal areas of block of flats to PVCu windows and aluminium doors under 08/1113/FULL, decision issued 09 Jan 2009.
- Installation of replacement window to bathroom in white UPVC (flat No. 6) under 04/00260/FULL, decision issued 05 May 2004.

- Installation of replacement white PVCu windows (flat No. 8) under 02/00006/FULL, decision issued 06 Feb 2002.

Consultations: None undertaken.

Representations: None received.

Relevant Planning Policies

National Planning Policy Framework (Revised December 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

The replacement UPVC window would be like-for-like in terms of its size, design, colour, obscurity/ clarity of glazing, and pane and opening configuration. The replacement window would appear marginally heavier as indicated in the submitted plan given its modern aesthetic and its function for increased thermal efficiency, however, the alteration to the appearance of the flat and block this would present would be negligible in view of the nature of the replacement and the fact the window would not be visible to the street scene owing to the screening provided through the ample vegetation above the west boundary brick wall coupled with its siting to the rear of the recessed balcony. In any event, white UPVC fenestration appears to be the dominant finishing material used for the block and the replacement window would sufficiently replicate what exists. The uniformity and aesthetic of the block would not be disturbed and the replacement window would be in keeping with the existing fenestration.

The character and appearance of the block and surrounding area would not be adversely affected as a result of the replacement window and there are no visual amenity grounds to resist the proposal.

Residential Amenity

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

Other

Some added weight can be given to the increased thermal efficiency of the flat as a result of the proposal.

Recommendation

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Window Detail

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: 21.10.2024

Authorised by: Jo Morin Date: 22.10.2024