Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0142
26 Warminghurst Close, Ashington, West Sussex, RH20 3QD

DESCRIPTION:
Replacement of windows (Lawful Development Certificate - Proposed)

RELEVANT PLANNING HISTORY:

DC/23/2003	Installation of air source heat pump to rear elevation.	Application 24.01.2024	Permitted	on
DC/06/2874	Erection of 4 x 3 bedroomed dwelling (Outline)	Application 21.02.2007	Refused	on
DC/06/0325	Erection of attached single garage	Application 24.03.2006	Permitted	on

PLANNING ASSESSMENT

The main consideration is whether the proposed alterations fall within 'permitted development rights' as defined within Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

The dwelling is not a listed building nor is it within a relevant conservation area. There are no conditions attached to the house from previous planning applications restricting the replacement of windows and doors or removing permitted development rights. Alterations to the dwelling would fall under Class A of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

The submitted details indicate that all the current upvc windows are to be replaced with anthracite grey windows. A condition within Part 1 of the Order is that:-

> *the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.*

The above condition requires only that 'materials….must be of a similar appearance' and it is not therefore necessary for replacement windows to replicate like-for-like the existing windows / materials. In respect of replacement windows the Government advises that:-

> *It may be appropriate to replace existing windows with new uPVC double-glazed windows ... What is important is that they give a similar visual appearance to those in the existing house, for example in terms of their overall shape, and the colour and size of the frames.*

It is considered that as all the windows are to be replaced and are similar to the existing in terms of their overall shape, the frame size, glazing proportions and divisions, and opening method and the proposed change in colour would, taken as a whole, retain a 'similar visual appearance' to the dwelling.

On this basis no conflict with Class A of Part 1 within Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015, as amended, would be identified. The Certificate of Lawful Development Existing can therefore be approved.

Recommendation: Application Permitted

Reason:

1 The development would be permitted by Class A of Part 1 within Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015, as amended.

Plans list for: DC/24/0142
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	24.01.2024
Supporting Docs		NONE	24.01.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 20.03.2024

Authorising Officer sign/initial RHERMITAGE Date: 26.03.2024