

Development Management – Delegated Officer Report

Application Number: AWDM/0729/26

Recommendation: – APPROVE

Site: Flat 3 33 Winchester Road Worthing West Sussex

Proposal: Proposed replacement Heritage Rose sliding sash UPVC windows on North elevation

Date of Site Visit: 01.07.2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site, Surroundings and Proposal

The application relates to a first-floor flat within a detached 2-storey Edwardian building located on the south side of Winchester Road. The building, along with many others in the road, is identified as a Local Interest Building, and is within the Winchester Road Conservation Area.

The building is set back from the public highway behind a soft-planted garden and low brick wall. The building is brick-built with rough-cast render panels and decorative Mock 'Tudor' boarding. It incorporates a wealth of architectural features including double height canted front bay, a ground-floor square bay window with part 'jettied' timber window above, brick cornice banding, chimneys with pots, a slate-covered roof with terracotta ridge and finial tiles.

The former first floor timber vertical-sliding sash windows in the front bay and adjacent sash window in the front (north) elevation have, without planning permission, been replaced with uPVC casements. An application to retain the 4no replacements was refused under AWDM/0502/25 and a subsequent appeal dismissed.

The current application seeks permission for 'Heritage Rose' uPVC sliding sashes to replace the 4no unauthorised windows.

An original timber casement window (with stained glass fanlights) remains in situ to the west on the front elevation, as do the original timber sashes on the ground-floor of the bay window.

There is an open enforcement investigation in respect of the unauthorised windows AWEN/0034/25.

Relevant Planning History:

AWDM/0502/25 - Replacement UPVC windows to first-floor North elevation (retrospective application)

STATUS: Application Refused 23rd June 2025 for the reason:

- 1. The replacement UPVC windows, by reason of their material, proportions and detailed design detract from the appearance of the building and result in a harmful loss of traditional character that detracts from the historic significance of the building and fails to preserve or enhance the character or appearance of Winchester Road Conservation Area. The development is therefore contrary to policies DM5 and DM24 of the Worthing Local Plan and the policies of the National Planning Policy Framework.*

Consultations

The Worthing Society: Although uPVC the proposed windows would be double-hung sash and would be better than existing. They appear to have been suggested by the planning Department. I think we can support as an improvement.

Representations: None received.

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM24
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)
Winchester Road Conservation Area Appraisal

Planning Assessment:

There is no objection in principle to extensions and 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 on the historic character and appearance of this Local Interest Building within the Winchester Road Conservation Area.

Visual Amenity and Heritage

There is a statutory duty to have regard to the desirability of enhancing or preserving the character or appearance of the conservation area.

The NPPF (paragraph 212) states:-

“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.”

LP Policy DM5 requires all new development to respect, preserve and where appropriate enhance heritage assets and settings.

Policy DM24 requires development in conservation areas to be of a high standard of design and materials so as to respect, preserve and enhance the character and appearance of that area and preserve important features using CA Appraisals to

assess applications. It identifies the importance of Local Interest Buildings to the character of an area as a material consideration.

The Winchester Road CA Appraisal identifies materials and window design for their positive contribution to the architectural character of the area. This was recognised by the Inspector in dismissing the above-mentioned appeal, commenting: *“The Winchester Road CA specifically identifies the original materials and window design for their positive contribution to the architectural character of the area. As such, the traditional timber windows are an important architectural feature which make a positive contribution to the character of the CA. The original unaltered windows provide the CA with a distinctive quality that contributes to both the character and appearance of the area and gives the area architectural significance.”*

The proposed Roseview ‘Heritage Rose’ uPVC double-glazed sliding sash window has been designed to replicate the key proportions of a timber sliding sash window, including run-through sash horns, a relatively slender mid-rail (44mm) and deeper bottom rail compared to the ‘standard’ model. It also incorporates a chamfered frame profile which helps to minimise perceptions of the frame thickness compared to the standard ‘ovolo’ uPVC design. Even so, the proposed replacements will look different to the slenderer framing of the timber sliding sash windows which remain in situ on the ground-floor of the bay window. An amended section drawing has been submitted which shows the outer frame of the windows will be recessed behind the window opening so that less of the framework will be visible externally. The window manufacturer can also provide a ‘concealed’ trickle vent option.

The ‘Heritage Rose’ is not the optimal heritage sash window model available, as the ‘Ultimate Rose’ achieves a thinner mid-rail. However, the ‘Heritage Rose’ model has been accepted at nearby Highgrove House Care Home, 32-34 Winchester Road (AWDM/1405/23), and the similar Rehau uPVC sliding sash model (also with a 44mm mid-rail) at Flat 4, 37 Winchester Road (AWDM/1149/24), both within the same conservation area.

In the circumstances, it is considered the proposed Heritage Rose uPVC window will preserve the important architectural character of the Conservation Area and can be supported. The Applicant has agreed to remove the unauthorised units and install the ‘Heritage Rose’ sliding sash replacements within 3 months of the date of the decision.

Residential Amenity

Other than for some minor inconvenience during the fitting of replacement windows, the proposal would not have any detrimental impact on the residential amenities of neighbours.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. The replacement uPVC windows hereby permitted shall consist of Roseview ‘Heritage Rose’ white, vertical sliding sash windows with a deep bottom rail,

chamfered beading profile, 'run-through' sash horns and a concealed trickle vent.

3. Existing unauthorised windows removed and proposed 'Heritage Rose' replacements installed within 3 months of the date of this decision.

Informative

Pro Active Amendment

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

Case Officer: Jo Morin Date: 03.08.2026

Authorised by: Peter Barnett Date: 4 August 2026