Expiry Date - 30/10/2025

Development Management – Delegated Officer Report

Application Number: AWDM/1087/25 **Recommendation – APPROVE**

Site: **126 Sackville Road Worthing West Sussex BN14 8BN**

Proposal: **Replacement of 1no. 3 storey section of glazed stairwell curtain walling and ground floor entrance door to the front elevation plus installation of a new 1.5m2 AOV (Automatic Opening Vent) replacement window to the top floor to the rear elevation. (126 to 138 Sackville Road)**

Date of site visit: 06/10/2025

Neighbours checked: N/A

Additional neighbour notifications: N

Site and Surroundings

The property is a block of flats located on the southern side of Sackville Road. The application relates to the stairwell to the east of flats 126, 130 and 136. To the rear of the stairwell there is a window at second floor level from the existing stairwell.

The property is not within a conservation area, nor does it contain a listed building or any protected trees.

Proposal

The replacement windows relate to a glazed curtain wall system including the ground floor entrance. The materials proposed are to match that of the existing in white. To the rear of the site there is also proposed to be an automatic opening vent that will replace the existing window.

Relevant Planning History:

02/00535/FULL: Replacement of existing windows and doors, to include alterations to french doors, with white PVCu double glazing. Permitted

00/01012/FULL: Installation of replacement windows and doors with white PVCu double glazing, communal stairwells to include aluminium louvres - colour silver. Permitted

Consultations: None

Representations: None received.

Expiry Date - 30/10/2025

Relevant Planning Policies

Worthing Local Plan 2023: Policy SP1, DM5
National Planning Policy Framework 2024
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.

Visual & Residential Amenity

The application property forms part of a group of flats with a large number of the properties within the locality being flat blocks this is considered to form part of the character of the area. The materials would change from Crittall to aluminium but would retain the same style. The southern elevation which seeks to amend the existing arrangement would not result in a change in the visual amenity of the building with the views being limited and not from the public realm but rather within the courtyard of the block of flats. This will also change to an AOV which is to comply with building regulations providing an overall improvement. would

The proposed curtain glazing would match that of the existing. The proposed replacements would be located in the same area using the existing openings and would not give rise to harm to neighbour amenity.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard Time Limit

Informative

1. Approved without amendment

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

Case Officer: Finlay Gardner Date: 28/10/2025

Authorised by: Louise Prew Date: 28/10/2025