

Development Management – Delegated Officer Report

Application Number: AWDM/1550/25 **Recommendation:** – APPROVE

Site: Rivoli Court Chapel Road Worthing West Sussex

Proposal: Replacement of timber windows with uPVC windows, timber doors with composite doors and replacement AOVs

Date of Site Visit: 13/01/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

Rivoli Court is located on the eastern side of Chapel Road and comprises 4 buildings which are split into flat blocks. There are 23 individual flats which comprise Rivoli Court.

The buildings are not listed and it is not located within a conservation area. There is one TPO to the front of the site in front of flats 5-8.

Proposal

The proposal is for the replacement windows and some replacement doors. Doors within flats 15-23 will be retained. The windows will be a similar style with horns and will be uPVC. Aluminium AOVs will be replaced like for like.

Relevant Planning History:

01/01268/TPO - Application for consent under Worthing Tree Preservation Order No.3/1994 to crown lift to 3.5 metres one Horse Chestnut (T1) by the removal of lower lateral branches back to the main limbs and remove dead wood

STATUS: Conditional Consent 23rd January 2002.

91/05148/OUT - LAND JUNCTION WITH LENNOX ROAD CHAPEL ROAD WORTHING WEST SUSSEX
OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT (RENEWAL OF PLANNING CONSENT WB/1044/88 DATED 18.10.88)

STATUS: Conditional Consent 15th August 1991.

91/05149/OUT - LAND JUNCTION WITH LENNOX ROAD CHAPEL ROAD WORTHING WEST SUSSEX
OUTLINE APPLICATION FOR REDEVELOPMENT OF THE SITE WITH BUSINESS (B1) USE

STATUS: Conditional Consent 15th August 1991.

93/05140/OUT - LAND JUNCTION WITH LENNOX ROAD CHAPEL ROAD WORTHING WEST SUSSEX OUTLINE APPLICATION FOR CONSTRUCTION OF SHELTERED ACCOMMODATION, COMPRISING 12 X 2 BEDROOM FLATS, 18 X 1

BEDROOM FLATS TOGETHER WITH 15 CAR PARKING SPACES AND ASSOCIATED WORKS

STATUS: Application Permitted 2nd February 1994.

94/05141/ARM - LAND, JUNCTION WITH LENNOX ROAD AND CHAPEL ROAD WORTHING WEST SUSSEX

ERECTION OF SHELTERED HOUSING COMPRISING 8X2 BEDROOM, 3-PERSON FLATS & 15X1-BEDROOM, 2-PERSON FLATS (TOTAL 23) IN 4 BLOCKS, PART 2-STOREY & PART 3-STOREY, TOGETHER WITH 1

STATUS: Application Permitted 27th July 1994.

94/05267/FULL - LAND ADJOINING METHOLD HOUSE GORDON ROAD WORTHING WEST SUSSEX PROVISION OF CAR PARK FOR 24 CAR SPACES FOR METHOLD HOUSE (IN CONJUNCTION WITH APPROVED REDEVELOPMENT OF ADJACENT SITE BY WAY OF 23 FLATS UNDER REF WB/93/0845)

STATUS: Application Permitted 21st June 1994.

97/05184/FULL - USE OF TWO CAR PARKING SPACES AS DRYING AREA AND ERECTION OF 1.8M HIGH SCREEN FENCE

STATUS: Conditional Consent 9th April 1997.

98/05105/TPO - APPLICATION UNDER WORTHING TREE PRESERVATION ORDER NO.3/1994 TO CROWN LIFT TO 3.5 METRES BY THE REMOVAL OF LOWER LATERAL BRANCHES BACK TO THE MAIN LIMBS OF ONE HORSE CHESTNUT AND

REMOVE DEAD WOOD

STATUS: Conditional Consent 17th June 1998.

06/0248/TPO - Application under Worthing Tree Preservation Order No. 3 of 1994 to reduce and reshape lateral growth by 20%, pruning clear of property to give clearance of 1.5 metres; remove dead and diseased wood and epicormic growth, and remove or cut back low branches to give a 4.5 metre clearance from ground level of one Common Horse Chestnut (T1).

STATUS: Conditional Consent 13th April 2006.

10/0142/FULL - Retrospective application for the installation of estate lighting within external communal areas.

STATUS: Conditional Consent 7th June 2010.

AWDM/0478/12 - Application for consent under Worthing Tree Preservation Order No. 3 of 1994 to lateral prune lowest limb heading west by 1 metre, lateral prune branch growth heading north to north-east by 1.5 metres, shorten height growth heading east by 1 metre, shorten any tip leaders that extend outside the natural form by a maximum of 1 metre, remove dead wood over 25mm in diameter and remove epicormic growth from stem on one Horse Chestnut (T1) in raised bed to the west of No. 6 Rivoli Court.

STATUS: Application Permitted 28th May 2012.

AWDM/0969/16 - Application for consent under Worthing Tree Preservation Order No.3 of 1994 to crown lift up to 3 metres, remove epicormic growth and reduce radial spread to give clearance of up to 2 metres from property, one Horse Chestnut tree T1.
STATUS: Application Permitted 18th August 2016.

AWDM/0886/17 - Application for consent under Worthing Tree Preservation Order No.3 of 1994 to crown lift up to 5 metres and crown thin up to 20% one Horse Chestnut tree T1.
STATUS: Application Permitted 12th July 2017.

Consultations

None

Neighbour Representations

None

Relevant Planning Policies:

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

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.

Visual Amenity

Rivoli Court comprises a complex of 2-storey purpose-built flat buildings set within landscaped grounds. The flat buildings are similar in appearance with brick elevations with some brick detailing above the white uPVC windows. The sub-divided proportions of the proposed replacement windows will be very similar to the existing windows.

It is apparent that a number of other flats within this block and others nearby have installed replacement windows. These are typically in-keeping with the general style of the originals, if not exactly matching their sub-divided proportions, frame thickness and opening patterns. In the circumstances it is considered the minor change in appearance that will result from the proposed replacement windows will not harmfully detract from the appearance of the existing flat building or the distinctive character of this complex.

Residential Amenity

There are no additional or enlarged openings resulting from this application. 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. Standard time limit

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: Finlay Gardner Date: 05/02/2026

Authorised by: Louise Prew Date: 05/02/2026