Expiry Date - 18/12/2025
Extension of Time -

Development Management – Delegated Officer Report

Application Number: AWDM/1337/25 **Recommendation: – APPROVE**

Site: **17 Fairlawn Drive Worthing West Sussex BN14 8AX**

Proposal: **Replacement window, door and sliding patio doors**

Date of Site Visit: 28/10/2025

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings
The site is a ground floor flat located in a small development consisting largely of flats in small blocks. Each of the buildings has a communal garden. The application site faces the communal garden to the south. The property has sliding doors which face this, the doors and windows look to be originals which are in need of updating and modernisation.

Proposal
The proposal is to replace the existing window, and doors with more modern and suitable ones. No part of the application seeks to introduce any new openings that are not already within the existing property. The window and sliding doors are to be of the same size and in a similar style to the existing.

Relevant Planning History:
None

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 and Neighbouring Amenity

The majority of properties including the host dwelling have upvc. Some of the other properties within the building have already undergone the alterations from the original design. With the existing property having upvc the windows and sliding doors would not change. The front door will alter in design, but it is not considered that the change would detract from the overall aesthetic of the building.

The proposed window replacement changes style of opening but this would not alter the appearance to a demonstrable level. The proposed replacements would utilise existing window openings and would not give rise to harm to neighbour amenity.

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: 18/12/2025

Authorised by: Louise Prew Date: 18/12/2025