

Development Management – Delegated Officer Report

Application Number: AWDM/0298/26

Recommendation: – APPROVE

Site: 6 Warwick Street Worthing West Sussex BN11 3DL

Proposal: Replacement uPVC glazing at first floor level on front and east side elevations

Date of Site Visit: Various

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site comprises a modern buff brick building occupying a corner position with Warwick Street and Marine Place.

The property comprises a restaurant on the ground with ancillary accommodation above. The main shop front faces onto Warwick Street with a mainly blank elevation/window posters/vinyls on the Marine Place elevation where there is also the bin store.

At first floor the windows are currently grey aluminium with a sliding sash mechanism

The property is within the South Street Conservation area.

Proposal

The application which has been revised since submission replacement of the first-floor windows with grey uPVC windows with a sash sliding mechanism.

Relevant Planning History:

AWDM/1045/24 - External extraction system including flue
STATUS: Application Permitted 9th October 2024.

AWDM/1046/24 - Internally illuminated Fascia and Projecting signage; applied window vinyls
STATUS: Application Refused 9th October 2024.

AWDM/1349/24 - Non-illuminated fascia and projecting signage
STATUS: Application Permitted 11th December 2024.

Consultations

Conservation consultant

The conservation consultant is happy with the uPVC frames. He acknowledged that the sightlines are bigger but that the narrow profiles of the existing building aren't characteristic of the conservation area.

The Worthing Society

This building is located in the historic Warwick Street quarter and is within the South Street Conservation Area (CA).

I have now had the opportunity to discuss the proposal with our Heritage Team. Although modern in design, the material is a 'yellow brick' substitute which is not out of character. The building is quite prominent within the CA and occupies a corner site. The existing sash windows would be replaced by bottom openers. These would look incongruous when opened and the frame widths would be different. The replacement windows should, in our view, be the same design as the existing.

Following Further consultation

We consider this is much better than the previous proposal. However, the more slender proportions of the aluminium sash windows do make an important contribution to the character of the building. Perhaps consideration could be given to replacing with more modern, powder-coated aluminium windows

Neighbour Representations

None received

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM13, DM22, DM23, DM24
National Planning Policy Framework (MHCLG 2023)
National Planning Practice Guidance

Planning Assessment:

There is no objection in principle to alterations to commercial premises within the Town Centre. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

Although the many of the windows on the upper floors of properties in Warwick Street are traditional timber sashes, the current application site is a more modern building with grey aluminium windows.

The original application proposed replacement aluminium with bottom openers. This was felt to be inconsistent with windows opening in Warwick Street. The cost of sliding aluminium windows was prohibitive. The current proposal is for grey uPVC windows with a sash sliding format. It is considered that a good quality uPVC replacement can be justified in this case as this involves a modern building and uPVC replacement windows have been accepted in Warwick Street. The sliding sash mechanism would be more appropriate in this location and would be in character with the building and the context of the conservation area.

Residential Amenity

The proposed glazing and opening pattern of the proposed windows replicates the existing design and raises no amenity implications for neighbours.

The double glazing and energy efficiency will improve the living conditions of any future /occupiers/residents.

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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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: Jackie Fox

Date:16.06.26

Authorised by: Louise Prew

Date: 16/06/2026