

Development Management – Delegated Officer Report

Application Number: AWDM/0592/26 **Recommendation:** – APPROVE

Site: **Flat 6 Seamill Court Seamill Park Crescent Worthing**

Proposal: **Replacement of existing UPVC windows**

Date of Site Visit: 06/07/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site is located at the middle of a terrace of flats off Seamill Park Crescent. To the front of the properties there is a small porch that provides access. Each of the properties has a small grassed area to the front with a shared green space to the rear.

The site is not within a conservation area nor is the property listed. There are no TPO's within the application boundary.

Proposal

The application relates to the replacement of the windows on the site with similar UPVC ones. The opening sizes and style is not to change but materials only.

Relevant Planning History:

06/0645/OUT - Outline application for the erection of one detached single storey residential unit at rear of existing flats.

STATUS: Application Refused 18th July 2006.

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

The application relates to a section of properties that have their own walkway to their front elevations. Due to the orientation of the properties, there will be some views that are available from within the public realm.

With the proposed windows being to replace the existing ones it is not considered that there would be any detrimental impact on the visual amenity of the area. The windows proposed are similar in appearance to the existing windows and therefore it is not considered that the windows would result in a change that would be demonstrable to the application.

As such it is considered that the proposed development would be in accordance with Policy DM5 of the Worthing Local Plan.

Residential Amenity

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: 06/07/2026

Authorised by: Louise Prew Date: 07/07/2026