

Development Management – Delegated Officer Report

Application Number: AWDM/0585/26

Recommendation: – APPROVE

Site: Ground Floor Flat 29 Westcourt Road Worthing West Sussex

Proposal: Replacement of timber windows with double glazed uPVC windows

Date of Site Visit: 11/06/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application site relates to the ground floor flat of 29 Westcourt Road. No.29 forms part of an attractive terrace of properties which have feature bay windows to the front of the site. Being located on the end of the terrace the property has two bays which is uncharacteristic of the terrace. Properties neighbouring the site have undergone alterations removing the traditional wooden sliding sash windows and have introduced white upvc casement windows. The first floor flat has also undergone similar works with replacement windows with upvc, casement windows.

The property is not listed, nor is it located within a conservation area. There are no TPO's that would be affected by the proposal.

Proposal

The application relates to the replacement of the existing windows within 3 bays. Two of which are on the front elevation serving a lounge and bedroom respectively, and one on the side elevation serving a second bedroom. The windows are proposed to be replaced with white upvc. Detailing is proposed to be retained with run through horns to be included on the sliding sashes.

Relevant Planning History:

AWDM/1543/19 - Single-storey rear extension to north-west elevation.

STATUS: Application Permitted 28th November 2019.

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

Due to the location of the proposal relating to the two bay windows on the front of the site there will be an impact on the visual amenity of the site. With the change in material this is not considered to be a subtle alteration. However, with other properties having undergone similar alterations upvc windows are now commonplace within the locality. The casement style of the windows on the neighbouring properties are considered to be to the detriment of the visual amenity. With the proposal relating to sash style with run through horns, more of the existing features are retained. Therefore, on the whole the replacement windows are considered to be an acceptable alteration to the site which allows for the development not to be demonstrable to the visual amenity of the site.

The windows on the side of the property there will not be any impact on the visual amenity of the site. This is due to the hidden nature of these windows that cannot be seen from the public realm

As such it is considered that the proposed development will be acceptable in relation to Policy DM5 of the Worthing Local Plan.

Residential Amenity

Due to the proposed works, there is not considered to be any different impact on the residential amenity of the neighbouring properties with the windows being in place of the previous windows and do not alter neighbouring 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: 22/07/2026

Authorised by: Louise Prew

Date: 22/07/2026