Development Management – Delegated Officer Report

Application Number **AWDM/0552/25**

Address **Flat 5, 37 Landsdowne Road, Worthing**

Proposal **Replacement of single glazed wooden sash windows to second floor flat with double glazed UPVC**

Date of site visit: 20/08/25

Neighbours checked: Y

Additional neighbour notifications: N

Site notice: (wider publicity / conservation area): N

Proposal, Site and Surroundings

The site comprises a large, detached Victorian house, which has been subdivided into flats, including a ground floor garden flat. Flat 5 is at the top (second) floor, partially within the roof and contains a wide dormer window to the side containing three original casements and three individual windows within the cropped-gable end, front elevation to Lansdowne Road. It is outside the Heene Conservation Area, which is 250m east and is not listed nor locally listed, nor are any neighbouring buildings.

The proposal is to replace the dormer and gable windows with UPVC replicas.

Consultations: None

Representations: None

Relevant Planning History

06/1197/FULL Installation of replacement white PVCu french doors. **Approved 07.12.2006**

Relevant Planning Policies:

Worthing Local Plan 2020-2036: Policies DM5

NPPF, 2024

Planning Assessment

The existing building largely contains original white-painted timber sash windows, with divided Georgian-type upper lights, which are a notable part of the building's character. Replacement french doors were approved in 2026 to the side of the building and there is a UPVC window adjacent to the ground floor garden flat. Other houses in the street of early C20th origin have used UPVC replacement windows, largely to replicate original designs.

The proposed UPVC windows are also sliding sash in 'smooth white' would the Georgian style upper divisions and 'horns' to the side bars of the upper panel, as found in original windows. The trickle vent section at the top does create a thicker glazing bar, in addition to the width of the outer frame but the overall impression is fairly close to the original and is unlikely to disrupt the appearance of the building, where original windows currently remain at lower floor flats.

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Recommendation: Approval

Is recommendation contrary to letter(s) of representation? No

Conditions:

1) List of approved drawings [*to be added*]

2) The use hereby permitted shall be implemented before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

Case Officer: Stephen Cantwell Date: 11th September 2025

Authorised by: Gary Peck Date: 11 September 2025