

Development Management – Delegated Officer Report

Application Number: AWDM/0541/26

Recommendation: – APPROVE

Site: 87 Rowlands Road Worthing West Sussex BN11 3JX

Proposal: Replacement of existing timber sash windows with UPVC sliding sash windows on front (North) elevation (first and second floors only).

Date of Site Visit: 14/05/2026.

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application site, 87 Rowlands Road, is located within a predominantly residential area of Worthing. The surrounding streetscape is characterised by a mix of commercial and residential uses, with a number of shopfronts at ground-floor level and residential accommodation above, reflecting a common and established pattern of development within the locality. The application site occupies the first and second floors of a mixed-use building situated above a ground-floor commercial unit. The building is constructed of facing brick and incorporates timber sash windows. A number of the windows within the building have previously been replaced and are not original features.

The site is not within a conservation area and is not a listed building. There are no TPO trees on the site.

Proposal

The planning application initially proposed the replacement of existing timber sash windows on the front (north) elevation with uPVC casement windows. However, following discussions with the agent, the design was amended. Planning permission is now sought for the replacement of existing timber sash windows on the front (north) elevation with white uPVC sliding sash windows.

The proposed replacement windows are located at first and second-floor level. In total, three windows are proposed to be replaced (Windows A, B and C as identified on the submitted drawings).

The replacement windows will maintain the same fenestration pattern and method of opening as the existing timber sash windows. The proposed uPVC frames will be slightly thicker than the existing timber frames.

Relevant Planning History:

06/1165/FULL - Change of use of existing premises to 7 self-contained residential apartments (retaining existing ground floor shop premises) including demolition and replacement of rear part of building, the addition of a rear single storey extension and provision of cycle and bin store

STATUS: Conditional Consent 20th December 2006.

Consultations

None undertaken.

Neighbour Representations

None received.

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 surrounding street scene is characterised by a mix of commercial and residential uses, with residential accommodation commonly located above ground-floor shopfronts. A number of properties within the vicinity contain replacement windows, resulting in a varied appearance across the frontage of the street.

The adjacent property, 89 Rowlands Road, contains replacement uPVC windows in place of the original timber windows. Similarly, a number of other properties within the wider street scene have undergone alterations to their fenestration, such that original timber windows are no longer a consistent feature of the area.

In terms of the design, the existing windows fenestration pattern, openings and sliding sash method of opening will all be retained. Whilst the proposed uPVC frames will be thicker and will look noticeably heavier than the existing timber frames, this difference would be limited in scale and would not materially alter the appearance of the building.

Given that the building is neither listed nor located within a conservation area, and having regard to the varied character of the surrounding street scene, the proposed replacement windows would not result in unacceptable harm to the character or appearance of the application site building or the visual amenities of the wider area. The proposal is therefore considered acceptable in visual amenity terms.

Residential Amenity

There are no additional or enlarged openings resulting from this application. Other than for some minor inconvenience during the fitting of replacement windows, the proposal would not have any detrimental impact on the residential amenities of neighbours.

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: Tom Westerman Date: 10/06/2026.

Authorised by: Jo Morin Date: 15.06.2026