Expiry Date - 08/10/2025

Development Management – Delegated Officer Report

Application Number: AWDM/1051/25 **Recommendation – APPROVE**

Site: **Flat 24 Balcombe Court West Parade Worthing**

Proposal: **Replace UPVC and aluminium sliding windows to UPVC South and West elevations**

Date of site visit: 25th September 2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site is located within a block of flats, Balcombe Court, which is situated along West Parade on the southern side of Worthing. The surrounding area consists of various blocks of flats in a residential area. The application site is specifically Flat 24 of Balcombe Court, which is situated on the fifth floor. The building is a modern block containing red brick elevations and white uPVC windows.

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

Proposal

Planning permission is sought for the replacement of windows (W1-W5) along the south and west elevations on the fifth floor of the building. The existing uPVC and aluminium windows would be replaced with new uPVC windows.

The features of the windows slightly differ to the existing windows, with different methods of opening for W1, W2, W3, and W5. However, the overall appearance of the windows will be similar. W4 will have a different design to the existing, with it changing from a single pane into a split pane window.

Relevant Planning History:

Various applications for replacement windows at other properties within Balcombe Court – All Approved.

Consultations:

None.

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 street scene consists of various modern blocks of flats with differing styles and heights. In Balcombe Court various replacement windows have been installed, all of which match in terms of overall size but some which differ in terms of frame thickness and methods of opening. However, overall there is a large amount of uniformity in terms of window design and their appearance.

The proposed replacement windows would match the general style of the windows and would be similar in terms of appearance and frame thickness. The replacement windows would be white UPVC to match the existing windows. The opening methods would differ, but overall this would not have a significant impact on visual amenity.

The existing W4 is an anomaly because it doesn't have a distinct midrail. The proposed W4 would be a slight visual enhancement with the change in design of W4 providing a midrail.

There would be no harm to the character of the building or the visual amenities of the wider street scene as a result of this application.

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.

As per the submitted window brochure, the proposed windows would enhance energy efficiency and greatly improve the thermal capacity of the property, enhancing the living conditions for the occupants and resulting in a sustainable development.

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Recommendation

APPROVE subject to Conditions:-

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: 08/10/2025
Authorised by:	Jo Morin	Date: 08.10.2025