Expiry Date - 19/06/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0281/25 **Recommendation – APPROVE**

Site: **Flat 4 Eleanor Court Bruce Avenue Worthing**

Proposal: **Proposed replacement UPVC windows to Lounge and Bedroom**

Date of site visit: 09/05/25

Neighbours checked: Publicity by SN only

Additional neighbour notifications: N

Site and Surroundings

The site is located to the south side of Bruce Avenue within a purpose built block of flats within a mixed use area of residential dwellings and commercial use and close to the Goring District Centre. The property comprises a three storey block accommodating 18 flats, with pale rendered elevations, white UPVC windows and a flat roof. The application relates to Flat 4, a ground floor flat at the rear of the building. The building is set back from the road behind a low wall and hardstanding for vehicle parking and there is additional parking to the rear.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

Planning permission is sought for replacement of the existing UPVC windows with UPVC.

The lounge and bedrooms to the rear of the flat would be replaced in white UPVC of the same design and openings and of similar proportions within the existing openings.

Relevant Planning History:

None relevant

Consultations:

None required

Representations:

None received

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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 proposed window replacements are to the rear of the building and are not visible from the surrounding area. The design, colour, openings and materials would all match the existing windows with only a slightly thicker frame. It is noted that many of the other flats within this building have replaced windows and there is significant variation in terms of design at the rear of the building. The slight difference in frame thickness would not detract from the character of the building or the surrounding area.

There would be no adverse impact on the visual amenities of the locality 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.

The proposed windows would enhance energy efficiency and improve the thermal capacity of the property, enhancing the living conditions for the occupants and resulting in a sustainable development.

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: Amanda Haslett Date: 12/06/25

Authorised by: Jo Morin Date: 12.06.2025