Development Control – Delegated Officer Report

Application Number: AWDM/0918/25 Recommendation: Approve

Site: Heron Court, Victoria Road, Worthing

Proposal: **Replacement of all timber windows with PVCu windows; 5no. rooflights, replacement of doors and bin store doors**

Date of site visit: 12.08.2025

Neighbours checked: N/A Site notices posted 12.8.2025

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a group of five buildings designed as purpose-built flats located on the corner of Victoria Road at its junction with Teville Road. Access to the site is from Victoria Road where there is parking, amenity spaces and landscaping. The site is not within a conservation area and the building are not listed buildings or local interest buildings.

Permission is sought for replacement casement windows in white PVCu, five replacement rooflight windows, three replacement entrance doors (flats 32, 34, 35) with composite doors and replacement of the timber bin store doors to serve flats 7-19 on the north elevation of this particular block.

Relevant Planning History:

93/05782/FULL45/55 VICTORIA ROAD & R/O 49 TEVILLE ROAD
REDEVELOPMENT OF SITE BY THE CONSTRUCTION OF 28 X TWO BEDROOM FLATS, 6 X ONE BEDROOM FLATS TOGETHER WITH 55 PARKING SPACES AND NEW ACCESS ROAD Approved 29.09.1993

Consultations:
None

Representations:
None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to extensions and alterations to residential buildings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The majority of the existing windows are timber casement windows designed with horns to give an appearance similar to sash windows but are outward opening casements. It is noted that some of the windows in blocks 32-35 have previously been replaced in PVCu but there appears to be no planning history for this and there are already PVCu windows within block 36-57 including fronting onto Teville Road.

The proposed replacement windows would be outward opening PVCu casements which would match the overall design and proportions of the existing windows and would include horns and glazing beads where present. At block 36-57 where windows are already in PVCu, replacement windows would omit the horn design and match the overall design and proportions of the existing PVCu windows with no discernible differences. At block 35-37 three louvred windows would also be replaced with PVCu windows to match the general design of the other windows proposed and this would appear reasonable.

The framework for the proposed windows would be heavier than those in timber but detailing would be similar overall and provide a similar sense of uniformity, and having regard to the site's location where there are a mix of windows apparent in the streetscene and that this is not within a conservation area it is considered that a refusal on visual amenity grounds would not be justified.

In block 32-35 entrance doors to these flats would also be replaced with a composite door of panelled/ part glazed design and would appear acceptable. The door to flat 33 has already been replaced. There would be no readily visible differences with the replacement rooflight windows.

The timber bin store doors would be replaced with new timber doors of matching design and would appear acceptable.

Residential Amenity

There would be no significant impact to residential amenity given the scope of the proposals. The windows proposed to replace the existing glazed louvres would not pose any significant threat to residential amenity.

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: Rebekah Hincke Date: 15.09.2025

Authorised by: Louise Prew Date: 15/09/2025