Expiry Date - 22/12/2025
Extension of Time – 09/02/2026

Development Management – Delegated Officer Report

Application Number: AWDM/1338/25 **Recommendation: – APPROVE**

Site: **Flat 5 Navarino Court 38 - 40 Navarino Road Worthing**

Proposal: **Replacement of timber and metal windows with double glazed uPVC windows**

Date of Site Visit: 18/11/2025

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings
The application site contains a semi-detached two-storey building (converted into flats) located on the eastern side of Navarino Road. The building has already converted the windows to the rear to Upvc, the side window is currently a wooden sliding sash with featured horns. The flat in this instance is located on the first floor to the rear of the site.

The building is not listed and the property is not within a conservation area.

Proposal
The proposal relates to the removal and replacement of 3 windows on flat 5 Navarino Court. Two of the windows being replaced are to the rear of the site with the other being located in the side elevation. The proposed windows to the rear are like for like replacements. The window on the side elevation to the lounge is currently a wooden sliding sash but is proposed to be replaced with a upvc casement window.

Relevant Planning History:

Flat 2 Navarino Court

AWDM/0799/16|Replacement UPVC window to ground floor bay window on west elevation. Permitted

Consultations
None

Neighbour 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
Due to the located on the proposed works they will not be visible from within the wider street scene. Whilst it is a shame to lose some of the character of the original windows with the horns located on the lounge window there are a number of examples of windows which have been replaced with Upvc. Due to the other properties within the locality that are visible from within the street scene it is not considered that the loss of this window would result in a demonstrable impact on the visual amenity of the wider area and as such is acceptable.

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: Finlay Gardner Date: 06/02/2026

Authorised by: Louise Prew Date: 06/02/2026