Expiry Date - 05/11/2025

Development Management – Delegated Officer Report

Application Number: AWDM/1150/25 **Recommendation – APPROVE**

Site: **45 Lamorna Grove Worthing West Sussex BN14 9BJ**

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

Date of site visit: 28/10/2025

Neighbours checked: N/A

Additional neighbour notifications: N

Site and Surroundings

The property is a 1980s three storey building comprises flats. The application property relates to the first floor flat. The existing windows are timber casement windows.

The property is not within a conservation area, nor is it listed.

Proposal

The replacement windows relate to 6no windows on the front, side and rear elevations and replacement of the door to the balcony. The proposed replacements are to be UPVC but retain the existing detailing.

Relevant Planning History: None

Consultations: None

Representations: None received.

Relevant Planning Policies

Worthing Local Plan 2023: Policy SP1, DM5
National Planning Policy Framework 2024
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment

There is no objection in principle to the replacement windows to residential flats within the built-up area. The key issues are the effect on the residential and visual amenities of the locality.

Visual & Residential Amenity

The application property forms part of a distinctive group of properties. Some of the other properties within the building have already undergone the alteration to uPVC from the traditional wooden casements. It is not considered that the change in material would detract from the overall aesthetic of the building.

The proposed window replacements match the existing window casement style. The proposed replacements would utilise existing window openings and would not give rise to harm to neighbour amenity.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard Time Limit

Informative

1. Approved without amendment

Is recommendation contrary to letter(s) of representation? N

Case Officer: Finlay Gardner Date: 04/11/2025

Authorised by: Louise Prew Date: 04/11/2025