Expiry Date - 16/10/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0995/25 **Recommendation – APPROVE**

Site: **Flat 33 Seabright West Parade Worthing**

Proposal: **Replacement of 7no. UPVC windows on 7th floor, North and West elevations**

Date of site visit: 25th September 2025

Neighbours checked: Site Notice

Additional neighbour notifications: N

Site and Surroundings

The application site is located within a block of flats, Seabright, 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 33 of Seabright, which is situated on the seventh floor. The building is a modern block containing dark 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 along the north and west elevations on the seventh floor of the building (Flat 33). The existing uPVC windows would be replaced with new uPVC windows.

The shape, size and materials of the proposed windows are the same as the existing windows. They will be side opening which is also the same as the existing. The glazing bars are to be on the outside of the windows.

Relevant Planning History:

Various applications for replacement windows at other properties within Seabright – 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 Seabright, various replacement windows have been installed, all of which largely match in terms of overall design. Across the block of flats, the windows appear largely uniform in terms of frame thickness, window subdivision, proportions and methods of opening.

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.

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.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit

Informative

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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:	06/10/2025
Authorised by:	Jo Morin	Date:	08.10.2025