

Development Management – Delegated Officer Report

Application Number: AWDM/0749/26

Recommendation: – APPROVE

Site: 24 West Avenue Worthing West Sussex

Proposal: Replacement of 2no existing timber sash windows with uPVC double glazed sliding sash windows to the South and West elevations

Date of Site Visit: Desk-top assessment using Google satellite imagery

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application relates to a detached, 2-storey building with a tiled, pitched roof and rendered elevations, located on the east side of West Avenue, within an established inner residential suburb of the town. The building is divided into flats on three floors (including within the roof space).

The property is not listed or locally listed or within a conservation area. The building is set within a large landscaped garden and a TPO affects trees on the front boundary.

Proposal

As amended, full planning permission is sought to replace 2no timber 'rosewood' coloured sliding sash windows to the common parts of the building with UPVC double-glazed, sliding sash replacements of a similar design, colour and appearance. The windows in question are positioned on the first-floor front (west) and ground-floor side (south) elevations.

Relevant Planning History:

AWDM/1870/22: Flat 3, 24 West Avenue: Application for replacement windows to the West (front) and North (side) Elevations. Permitted 22.12.2022.

Consultations: None undertaken.

Representations: None received.

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2026)
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

As initially submitted, it was proposed to replace the existing timber, sliding sash windows with UPVC double hung casements. The existing building is characterised by dark-coloured, sliding sash windows having a relatively uniform appearance throughout. In contrast, it was considered the thicker framing and double-casement design of the proposed replacements would have a noticeably different, 'heavier' appearance which would appear out of keeping with and unsympathetic to the appearance of the building, detracting from its character. As amended, sliding sash window units are proposed. There will be some change in appearance owing to the different frame thickness of the UPVC windows compared to the existing timber windows. However, the existing windows are not the originals (likely dating from when the building was converted into 5no flats). It is clear that there are other UPVC sliding sash windows already in place, in addition to those approved to Flat 3 (AWDM/1870/22). Providing the proposed replacements match the Rosewood colour of the existing as closely as possible it is considered the slight change in appearance would not result in unacceptable harm to the appearance of the building or visual amenity in general.

The TPO trees would be unaffected.

Residential Amenity

The replacement windows would utilise existing openings, introducing no new window openings. As such, the proposal would have no adverse impact on residential amenity.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Match rosewood colour as closely as possible

Informative: Pro Active Amendment

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

Case Officer: Jo Morin

Date: 11.09.2026

Authorised by: Louise Prew

Date: 14/09/2026