

Development Management – Delegated Officer Report

Application Number: AWDM/1425/25

Recommendation: – APPROVE

Site: 40 Westlake Gardens Worthing West Sussex BN13 1LF

Proposal: Replacement of existing single-glazed aluminium windows with uPVC double-glazed units

Date of Site Visit: 02/12/2025.

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application site at 40 Westlake Gardens comprises a first-floor flat within a three-storey flat block located within a complex of flat buildings laid out within landscaped grounds. The building has brick elevations with the second floor contained within a distinctive tiled 'mansard' style roof.

The application property appears to be one of few remaining that has aluminium windows with most other windows in the building having been replaced in white UPVC. However, the pattern of fenestration across the building remains broadly consistent with some minor variation in proportions and frame thicknesses.

The property is not a listed building and is not located within a Conservation Area. There are no Tree Preservation Orders affecting the application site.

Proposal

Planning permission is sought to replace four single-glazed aluminium windows serving the first-floor flat (No. 40) with white UPVC double-glazed units comprising Rehau Total 70 casements. Three windows are to be replaced on the north elevation, with one window to be replaced on the south elevation.

Relevant Planning History:

Various applications for replacement windows at other properties within Westlake Gardens – All Approved.

Consultations

None undertaken.

Neighbour Representations

None received.

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 proposed UPVC replacements will largely match the design of the existing windows except for the bathroom window. The current bathroom window is subdivided in 2 with a top fanlight whereas the proposed replacement will consist of a single pane casement. The UPVC framing will be thicker than the existing narrow aluminium frames which will alter the existing glazed proportions of the windows. A trickle vent will be visible in the frame of the opening casements.

That said, the proposed replacement windows will reflect the general style and appearance of the existing windows and the minor changes in appearance will not result in any visual detriment to the overall appearance of the building.

Overall, the proposed windows would appear visually consistent in the wider context of replacement UPVC windows that have been installed in this and neighbouring buildings within the complex and would not result in unacceptable harm to visual amenity.

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: Tom Westerman Date: 20/01/2026

Authorised by: Jo Morin Date: 20.01.2026