

Development Control – Delegated Officer Report

Application Number: AWD/0683/25 **Recommendation:** APPROVE

Site: 50 - 52 South Street, Worthing

Proposal: Replacement of existing timber windows with double glazed timber windows to front elevation and uPVC double glazed windows to rear

Last visited: 13.01.2026

Neighbours checked: Y

Additional neighbour notifications: N Site notice posted 05.06.2025

Proposal, Site and Surroundings

The application site relates to a four storey building located on the east side of South Street. The site is within the Town Centre Primary Shopping Area. The ground floor is in use as a shop, and the upper floors comprise of ancillary accommodation. No.48 to the south encloses the site at the rear, with the exception of an enclosed passageway which has fire doors onto Marine Place. The site is a Local Interest Building and is within the South Street Conservation Area.

Permission is sought for the installation of white painted timber double glazed sliding sash windows to the first, second and third floors of the front (west) elevation. This would replace the existing timber sliding sash single glazed windows. At the rear of the building, replacement UPVC windows are proposed.

Relevant Planning History:

97/00548/CAC - 50/52 SOUTH STREET WORTHING WEST SUSSEX
APPLICATION FOR CONSERVATION AREA CONSENT FOR DEMOLITION OF
TWO-STOREY REAR PORTION IN
CONNECTION WITH PROPOSED REPLACEMENT PITCHED ROOF EXTENSION
TO ENCLOSE REAR YARD
STATUS: CCN 13th August 1997.

97/00549/FULL - DEMOLITION OF REAR TWO-STOREY PORTION AND
PROPOSED REPLACEMENT SINGLE-STOREY EXTENSION TO ENCLOSE REAR
YARD INCLUDING ALTERATIONS TO FORM NEW SHOPFRONT
STATUS: CCN 13th August 1997.

Consultations:

Worthing Society: no comments received

Representations:

None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM24
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance

Planning Assessment

The key considerations are the effects on the visual and residential amenities of the locality and the character of the conservation area.

Visual Amenity and the character of the conservation area.

The Planning (Listed Buildings and Conservation Areas) Act 1990 states that the local planning authority should have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess, and special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas. The NPPF, further emphasises that when considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Policy DM24 states that development in Conservation Areas will be required to be of a high standard of design and materials so as to respect, preserve and enhance the character and appearance of that area, and preserve important features.

Policy DM5 seeks to ensure all new development is of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area.

The building is located within the South Street Conservation Area. The Conservation Area Appraisal notes a variety of original detailing in the townscape which is evident on many period properties, including string courses, parapets, window dressings, pilasters, cornices, and window frames which should be preserved.

The building has timber sliding sash windows throughout. The existing bay windows to the front elevation are set within a decorative outer frame and where they are recessed which conceals the upper section of these windows. There are arched windows to the third floor.

As originally submitted, the application proposed replacement of the existing timber windows to 'Ultimate Rose' UPVC double glazed sliding sash windows. UPVC windows have generally been resisted in the vicinity of the site and following concerns over the harmful appearance of the UPVC windows, the applicant has agreed to amend the proposals to replacement timber sliding sash windows to the front elevation. UPVC windows are proposed to the rear of the building only.

The replacement timber windows would follow the overall size and proportions of the existing windows which have a traditional diminishing scale as they move to the upper

floors. The windows within the first and second floor bays to the frontage are set back behind a protruding framework with external awnings which partially conceal the top sections of the windows, and the elevations indicate that these elements are to remain.

Amended plans have been received which seek to address some differences in the framework and this would appear similar to the existing windows, but there would nevertheless be some differences such as a heavier top rail in particular but it is acknowledged that this part at the top of the window would be partially concealed behind the outer frame and awning as existing, particularly for the right bay as this has the more decorative feature which also conceals the top panel section. The mid rail would also be visually heavier than existing. The bottom rail has been amended to a deeper section to more closely reflect the existing framework.

Whilst the proposed replacement arched window would have a slightly heavier frame than existing, some would be concealed behind the brickwork and the overall the appearance would be relatively slender with similar glazing proportions and arched form replicated.

The Council's Design and Conservation Architect has made the following comments on the revised details:

50-52 South Street is a positive contributor to the character of the conservation area and a Local Interest Building. The existing timber, vertical sliding sash windows have deep reveals with awning hoods over the first and second floor windows of the right hand bay. These important features which were a common sight in the Victorian period, rarely survive, and must be retained.

The proposed double glazed, timber, vertical sliding sash windows will look similar to the current windows although the mid rail will be visually heavier due to its chunkier profile. Apparently the first floor windows have a fixed top panel which is not visible externally, but will be reproduced. However the vertical section drawing of the existing/proposed replacement windows shows this panel as being visible within the external opening. This discrepancy needs to be explained or addressed.

This building has a wealth of external mouldings, some of which help to frame the window reveals. These have not been shown on the simplified wall sections, with the horizontal section drawings suggesting the new window frames are flush with the external wall or behind a very shallow reveal.

In my opinion the overall differences between the proposed and the existing windows will cause a low level of harm to the character of the conservation area, but once the drawings have been clarified can be approved.

The applicant's agent has responded by explaining that there would be no alterations to existing reveals, mouldings or wall profiles and goes on to provide the following explanation.

With regard to the first-floor fixed top panels, these are existing features that are not externally visible and will be replicated within the replacement windows. The discrepancy identified in the typical section drawing arises from the diagrammatic

nature of the detail rather than any proposed design change. The fixed top panels will remain concealed externally, matching the existing arrangement.

Similarly, the positioning of the replacement windows within the openings will exactly replicate the existing installation. The new frames will be located in the same position as the current windows, maintaining the existing reveal depths and preserving the relationship between the windows, surrounding mouldings and architectural detailing. No changes are proposed to the external appearance of the openings beyond the replacement of the window units themselves.

It is considered that the overall proportions and profile of the timber windows would be reasonably sympathetic and where there would be differences these would not be seen in close direct comparison with other similar windows. The Council's Design and Conservation Officer is satisfied with the proposals subject to the clarification which has now been provided and this can be secured as a supporting document, and a condition is also recommended to ensure that the existing window reveals, awning hoods and external mouldings are retained in the interests of preserving the character and appearance of the conservation area.

The UPVC windows would be at the rear of the building where they are well enclosed by surrounding buildings and would not be readily visible in the streetscene. Whilst the framework would be heavier overall than the existing timber windows, their overall design and proportions would appear reasonably sympathetic and in this instance where the windows are well enclosed by the surrounding building and not readily visible in the streetscene the use of UPVC would provide a reasonable alternative to timber where it would not have any harmful impact on the character of the conservation area. The Council's Design and Conservation Architect has agreed that this would be a suitable approach in this instance.

On balance, the design, materials, and detailing of the windows would provide a reasonable alternative to the existing windows and the use of timber to the visible elevations would help preserve the character and appearance of the building and conservation area, whilst also providing benefits in terms of energy efficiency.

Residential Amenity

Given the scope of work proposed relating to replacement windows, there would be no significant impact on residential amenity as a result of the proposals.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. External window reveals, awning hoods and mouldings to be retained

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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: Rebekah Hincke

Date: 13.07.2026

Authorised by: Louise Prew

Date: 13/07/2026