Development Control – Delegated Officer Report

Application Number: AWDM/0651/25 Recommendation: Approve

Site: 41A Northcourt Road, Worthing

Proposal: Replacement of timber windows with UPVC at first floor level

Date of site visit: 15.07.2025

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a two storey end of terrace property that is divided into two flats, located on the south side of Northcourt Road. The application relates to the first floor flat. The site is not within a conservation area and is not a listed building or local interest building.

Permission is sought for replacement windows in UPVC at first floor level to the main front and side (east) elevations which include bay windows to the frontage and side relating to the lounge and bedroom. Other windows towards the rear of the building in the rear outrigger have not been included in the application.

Relevant Planning History:

AWDM/075/17 Replace all existing timber windows with white UPVC (ground floor) Approved 07.09.2017

Consultations:
None

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 existing windows are timber sliding sash. This is the case for the first floor front bay, separate lounge window above the entrance, and to the first floor side bay windows. However other windows within the building are UPVC including to the ground floor of each bay window where UPVC casement windows have been installed with notice differences in the framework and proportions. These are not in accordance with the previous approval but appear to have been installed more than 4 years ago.

The proposed windows would be UPVC casement windows which the application details indicate would be 'Rehau' with sections provided. Although these will differ from the existing timber sliding sash windows, in the context of this site which is not within a conservation and has a mix of UPVC casement windows already in place, and there are other UPVC windows within the terrace a refusal on visual amenity grounds would not be justified in this instance.

Residential Amenity

There would be no significant impact to residential amenity given the scope of the proposals.

Recommendation

APPROVE subject to Conditions:-

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: Rebekah Hincke Date: 17.07.2025

Authorised by: Louise Prew Date: 17/07/2025