Expiry Date - 18/03/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0062/25 **Recommendation – APPROVE**

Site: **Flat 2 33 Lennox Road Worthing West Sussex**

Proposal: **Replacement of timber sliding sash windows with UPVC sliding sash windows to first floor flat**

Date of site visit: 18/03/2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings
The site is located on the north side of Lennox Road and comprises the corner plot with Ashdown Road to the east. The property comprises an end of terrace house converted into two flats. The application relates to the first floor flat. The building has white timber sash windows. The front and side boundaries are formed by a low brick wall. The terrace is uniform in appearance other than for windows which are a mix of upvc and original sashes.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal
The application proposes the replacement of all timber sash windows to the first floor flat with white uPVC double glazed sliding windows to the south and eastern elevations. To the rear the proposed window is to change to a uPVC casement window. A total of eight windows are to be replaced in uPVC. The replacement windows would be similarly proportioned to the existing windows with the same division of panes. The proposal has included largely the 'heritage' range of windows which are to close match that of the existing windows. The opening type would be a mixture of sliding sash and casement.

Relevant Planning History:
None

Consultations:
None

Representations:
None received

Relevant Planning Policies
National Planning Policy Framework (2024)
National; Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

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Worthing Local Plan (2023) 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)

Planning Assessment
There is no objection in principle to 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
Due to the location of the proposed development on the first floor of a corner plot the windows will be highly visible from within the street scene. With the site not being within a conservation area or adjacent to a listed building the alteration from timber sliding sash is less protected. Whilst the proposal will result in an impact on the visual amenity it is not considered to be significantly detrimental. This is due to the type of window selected to be the replacement. The heritage style window proposed have similar features to the existing windows with the materials being the most significant change.

Within the locality there are a number of other properties which have undergone the change to uPVC. These are on both Lennox Road and the adjoining Ashdown Road. Many of these have been less sympathetic styling with casement windows instead of the sliding sash design. As such it is considered that there is a president for the change in materials. With the sympathetic styling this is considered to be a more positive introduction that others within the locality.

Although the replacement windows will result in a loss of original character the property is not within a Conservation Area and is not a listed building and therefore the use of uPVC casements in context with other development in the area is considered acceptable.

The proposed replacement windows would be consistent with existing windows in the area and would not adversely affect the character of the street scene or the visual amenities of the area.

Residential Amenity
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

Expiry Date - 18/03/2025

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:	Finlay Gardner	Date: 17/03/2025
Authorised by:	Louise Prew	Date: 18/03/2025