Expiry Date - 25/08/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0828/25 **Recommendation – APPROVE**

Site: **32 Alexandra Road Worthing West Sussex BN11 2DU**

Proposal: **Replacement of timber bay windows with double glazed uPVC windows**

Date of site visit: 03/09/2025

Neighbours checked: N/A

Additional neighbour notifications: N

Site and Surroundings

The property is a terraced two storey Victorian terrace dwelling which is now in flats. The application property relates to the ground floor flat. The existing windows are vertical sliding timber sash windows.

The property is not within a conservation area, nor is it listed.

Proposal

The replacement windows relate to 4no windows on the front comprising a bay to the north of the existing door. The proposed replacements are to be UPVC but retain the existing detailing with sliding sashes.

Relevant Planning History:

AWDM/1714/17: Retention or raised decked area to front garden. Permitted

AWDM/0303/16: Removal and installation of new and replacement timber windows and patio doors to rear (east) and side (north) elevations. Permitted

Consultations: None

Representations: None received.

Relevant Planning Policies

Worthing Local Plan 2023: Policy SP1, DM5
National Planning Policy Framework 2024
SPG ‘Extending or Altering Your Home’ (WBC)

Planning Assessment

There is no objection in principle to the replacement windows to residential flats within the built-up area. The key issues are the effect on the residential and visual amenities of the locality.

Visual & Residential Amenity

The application property forms part of a distinctive group of properties. The properties have many attractive character features including aesthetic beaming and feature bay windows to the ground and first floors.

There are a number of windows within the locality which have been converted to UPVC. It is not considered that the change in material would detract from the overall aesthetic of the building. Furthermore the retention of the sliding sash feature to the windows the alteration from the public realm is not one that would be overly prominent as the window opening would be retained.

The proposed window replacements are a good-quality heritage sliding-sash style.. The proposed replacements would utilise existing window openings and would not give rise to harm to neighbour amenity.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard Time Limit

Informative

1. Approved without amendment

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

Case Officer: Finlay Gardner Date: 16.09.2025

Authorised by: Louise Prew Date: 16/09/2025