

Development Management – Delegated Officer Report

Application Number: AWDM/0241/26

Recommendation: – APPROVE

Site: 42 Ivydore Avenue Worthing West Sussex BN13 3JA

Proposal: Application for retention of replacement of window with French doors to bedroom and proposed replacement of 3 double-glazed windows into 2 double-glazed and 1 triple-glazed white UPVC.

Date of Site Visit: 17/03/2026.

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application site, 42 Ivydore Avenue, is located within an established residential area in Worthing. The surrounding area is characterised predominantly by blocks of flats and semi-detached properties. The application site comprises a ground floor flat within a larger residential building. The property includes a number of uPVC double-glazed windows. A shared garden area is situated to the rear of the building, with the application property benefiting from French doors (to which this application relates) that provide direct access to this space.

The site is not within a conservation area and is not a listed building. There are no TPO trees on the site.

Proposal

Planning permission is sought for the retention of French doors installed in place of a window to a rear bedroom, and for the replacement of three existing double-glazed windows with two double-glazed units and one triple-glazed unit, all in white uPVC.

Window A (lounge window on the west elevation) is proposed to be replaced with a triple-glazed unit in place of the existing double-glazed window. Windows B (bathroom on the north elevation) and C (kitchen on the east elevation) are to be replaced on a like-for-like basis, with the exception of the addition of trickle vents.

Window A will also incorporate trickle vents and will include two additional top openings, resulting in a visible change from the existing window.

The French doors (D on the east elevation), serving the rear bedroom, have already been installed in place of a former double-glazed window.

Relevant Planning History:

No relevant planning history.

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 street scene comprises a number of blocks of flats of a similar architectural style and height. A variety of replacement windows have been installed across the street.

The French doors are located to the rear of the property and are not visible from the public realm. As such, they do not give rise to any impact on the visual amenity of the street scene.

Windows B and C are proposed as like-for-like replacements, with the exception of the inclusion of trickle vents. These alterations are minor in nature and are considered visually acceptable.

Window A, located on the west (front) elevation, is proposed to differ from the existing window. It will incorporate trickle vents and additional top openings, increasing from two to four. While this results in a change in appearance, variation in window design is already evident within the building. For example, the neighbouring ground floor window on the west elevation differs in terms of frame thickness, layout and the arrangement of openings.

In this context, the proposed changes to Window A would not appear incongruous or result in a significant impact on visual amenity.

There would be no harm to the character of the building or the visual amenities of the wider street scene as a result of this application.

Residential Amenity

The insertion of French doors in place of the former bedroom window has not resulted in any loss of amenity for neighbouring occupiers.

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: 16/04/2026.

Authorised by: Jo Morin Date: 16.04.2026