Expiry Date - 28/04/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0272/25 **Recommendation – APPROVE**

Site: **11 Camargue Court 24 Downview Road Worthing West Sussex**

Proposal: **Replace existing windows with white UPVC windows**

Date of site visit: 06/03/25

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to Camargue Court located to the east side of Downview Road within a residential area of Worthing. Camargue Court is a five-storey purpose built block of flats comprising a total of 20 flats spread evenly across the five floors. The block comprises facing brick elevations, a hipped roof, and white framed fenestration. The application relates to Flat 11 located on the second floor of the building with windows facing north and west.

The property is not within a conservation area and is not a listed building. The protected trees on site would not be affected by the proposal for replacement windows.

Proposal

Planning permission is sought for replacement windows consisting of two windows to the north side elevation serving bedroom 2 and the lounge and two windows to the front (west) elevation serving the kitchen and bedroom 1.

The existing UPVC windows would be replaced with white UPVC Rehau windows to match closely the design, opening style and dimensions of the existing windows.

Relevant Planning History:

Various replacement doors and/ or windows to UPVC have been achieved at the block:

AWDM/1738/23 (No. 20), AWDM/1464/23 (No. 17), AWDM/0353/23 (No. 8), AWDM/0257/22 (No. 6), AWDM/0741/17 (No. 4), AWDM/1347/16 (Communal), AWDM/0308/14 (No. 3), AWDM/0791/13 (No. 2), AWDM/0431/12 (No. 1), AWDM/1080/11 (Communal).

Consultations:

None required

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 proposed windows are very similar in dimensions and design to the existing windows they are replacing and whilst they may be slightly thicker in terms of frame they are in keeping with other UPVC replacement throughout the building and match others in the block. The style of opening, colour and material would be consistent with the existing windows for this property.

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

Residential Amenity

There are no additional or enlarged openings resulting from this application. 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.

The proposed windows would enhance energy efficiency and greatly improve the thermal capacity of the property, enhancing the living conditions for the occupants and resulting in a sustainable development.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit

Informative

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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: Amanda Haslett Date: 04/04/25

Authorised by: Louise Prew Date: 04/04/2025