

Development Management – Delegated Officer Report

Application Number: AWD/1491/25

Recommendation: – APPROVE

Site: 6 Arundel Court Lansdowne Road Worthing West Sussex

Proposal: Replacement of the existing Crittall windows and door with uPVC windows and one white uPVC balcony door

Date of Site Visit: 17/12/2025.

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application site, 6 Arundel Court, is a ground floor flat in a block of flats that is set back from Lansdowne Road. The application site is on the north-eastern wing of the block. The three-storey block of flats was constructed in the 1930s and is a building of local interest. The block is partially screened by vegetation to the south. The wider vicinity is characterised by a variety of different styles of properties and blocks of flats.

The property is not a listed building and is not located within a Conservation Area. A Tree Preservation Order is in the vicinity of the site but is not to be affected.

Proposal

Planning permission is sought for the replacement of windows and a door along the ground floor (Flat 6) south-eastern and north-western elevations of the north-eastern wing of Arundel Court.

The existing single-glazed Crittall windows and door would be replaced with new uPVC units. Internal ovolo beads are proposed to reflect the appearance of the existing Crittall frames. All windows would be fitted with trickle vents.

The kitchen window and courtesy panel would incorporate diffused *Minster* design glass. The majority of the proposed windows would match the existing in terms of shape and size. The kitchen window would differ slightly in form but has been designed to reflect the style of other kitchen windows within the block and would be visually consistent.

Original architectural features would be retained where possible, including glazing bars and leaded detailing to the lounge window, as well as the frosted glass to the courtesy panel.

Relevant Planning History:

Various applications for replacement windows at other properties within Arundel Court – All Approved.

Consultations

None undertaken.

Neighbour Representations

None received.

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM24
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 block of flats has undergone a number of window replacements over time, resulting in some variation in appearance. Notwithstanding this, the windows across the building remain broadly consistent in colour, proportions, frame thickness, subdivision, and methods of opening.

The application flat is relatively obscured from public view due to its location within the north-eastern wing and its orientation away from Lansdowne Road. While the building is not listed or within a Conservation Area, it is recognised as a Building of Local Interest due to its Art Deco design, and its architectural integrity is therefore a material consideration. The building is an Undesignated Heritage Asset as per Policy DM24.

As such, amendments were made to the original design to retain key architectural features, including glazing bars, leaded detailing to the lounge window, and the frosted courtesy panel. The proposed replacement windows would reflect the general style and appearance of the existing windows and would be visually sympathetic despite the introduction of modern materials. The kitchen window would differ slightly in form but has been designed to reflect the style of other kitchen windows within the block and would be visually consistent.

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

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.

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: 20/01/2026
Authorised by:	Peter Barnett	Date: 20/1/26