

## **Development Management – Delegated Officer Report**

**Application Number:** AWDM/0654/26

**Recommendation:** – REFUSE

**Site:** Flat 4 7 Byron Road Worthing West Sussex

**Proposal:** Replacement of 5no existing timber sash windows with uPVC casements (Retrospective).

**Date of Site Visit:** 01.07.2026

**Neighbours Checked:** Y

**Additional Neighbours Notified:** N

### **Site and Surroundings**

The application relates to a first-floor flat within a detached, 2-storey Victorian villa with white-painted brickwork elevations and a shallow pitched, hipped, slate roof. The building has a roughly T-shaped footprint with a projecting wing towards the rear on the south side. The building is set back from the road behind a flint and brick-dressed wall and soft planted front garden. There is a detached, pitched-roof garage building to the south side of the main building. A broken-up concrete drive is served by a vehicle access off Byron Road. There is a large, protected horse chestnut tree (94/00029/TPO) in the front southeast corner of the site.

The building is attractively proportioned with double-height, canted bays to the front and south side projection. Architectural detailing of the elevations includes decorative mouldings framing the 'arch-topped' windows, expressed window cills with decorative edging underneath to the main first-floor window openings; an arched, stepped, front entrance and profiled banding between the ground and first-floor.

Byron Road is made up of a mix of Victorian villas subdivided into flats, or mid to late C20 purpose-built flat blocks. This includes the extensions to Ramsey Hall (Nos 9-13), a sheltered housing scheme (c.1995) designed to respect the layout, scale, massing, proportions and architectural character of the Victorian host building and its immediate neighbours, incorporating double height front bay windows with arched heads, rendered framing of to the other ground and first-floor front windows and horizontal banding. Although UPVC, the windows are of a sliding-sash design.

The Montague Street Conservation Area lies approximately 15m to the south and east of the site and includes nearby 1-3 Byron Road and 32 Rowlands Road. The latter consists of a Victorian terrace constructed in light yellow brickwork with slate roofs, articulated by double height bay windows, decorative brick corncicing, portico entrances, arched windows heads and timber sliding-sash windows.

### **Proposal**

The application seeks permission to replace 5no timber sliding sash windows on the first-floor front (east) and south side elevations with uPVC doubled glazed casements.

The windows in question consist of 3 windows within the first-floor canted bay, plus 1 other (kitchen) window on the front elevation (south of the bay) and a smaller (bathroom) window on the south side elevation, sited forward (east) of the projecting component.

The submitted drawing shows each of the uPVC replacements as horizontally subdivided by a mid-rail with openable bottom casement and fixed top casement. At the time of the officer site visit the replacement windows had been installed. However, as installed, the kitchen window has been fitted with an openable top casement and fixed bottom casement.

**Relevant Planning History:** No relevant.

**Consultations:** None undertaken.

### **Representations**

An objection has been received from The Worthing Society commenting that owing to the design, material and method of opening of the replacement windows, as a minimum the replacement must be of a double-hung sash design with sympathetic detailing.

### **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***

Policy DM5 states that all new development, including residential extensions and alterations should be of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area. This includes consideration of (amongst other things) proportion, design, context, and detailed design. It states that new development should enhance the local environment by way of its appearance and character and make a positive contribution to the sense of place, local character and distinctiveness of an area.

Imagery from Google Street View (June 2024) shows the former timber sash windows in situ. With their slender frame profiles, arched heads and sash horn details, they clearly contributed to the attractive, traditional character of the host building.

The UPVC replacement windows have been inserted into the original window openings. The dimensioned drawings submitted with the application show the combined thickness of the outer frame and sliding sash window frame of the former timber sashes at 180mm, apparently thicker than the framing of the UPVC casements which is shown at 75mm (for the fixed windows) and 95mm (for the openable casements). However, the above-mentioned Street View imagery of the former timber windows in situ casts some doubt over the accuracy of the submitted drawings. In fact, the drawing details provided for the former timber windows and proposed UPVC windows are not comparable. A 'typical' horizontal and vertical section detail of the proposed UPVC replacements is shown on the same drawing but appears to relate to a different style of window altogether. In the absence of accurate, detailed section drawings of the former timber windows and recently installed UPVC windows it is not possible to precisely understand or compare the difference in their frame thickness and profiles. However, visual comparison alone clearly shows the UPVC replacements as having thicker framing, particularly around the opening casements (with associated reduced glazed sightlines) as well as thicker mid-rails. The resulting 'heavier' appearance of the thicker UPVC framing; the unequal proportions of the fixed and openable casements; the unsightly trickle vents; change in opening method from sliding sash to casement; and loss of original detail, including the arched heads and sash horns, is noticeably different to the appearance of the former timber sash windows, and unsympathetic to the traditional character of the host building.

Although there are no formal planning records, it is apparent that some of the original timber windows of the other flats in this building have been replaced in UPVC.

Google Street View imagery indicates the UPVC casement windows in the ground-floor front flat (directly below Flat 4) have been in situ since before 2009 (the first availability of Google Street View imagery). Although their 'square' heads and casement opening style does not respect the traditional character of the building, they at least have relatively slender frames, with no visible trickle vents.

The ground floor windows on the south side bay window appear to have been replaced since June 2024 and consist of UPVC sliding sashes with a horn detail. These are similar in appearance to the UPVC sliding sash windows on the first-floor floor of the south side bay which based on Google Street View imagery appear to have been installed between September 2020 and June 2024. In the absence of any formal planning records little if any material weight can be attached to these windows in deciding the current application. Even so, given their sliding sash design with horns, and positioning towards the rear of the building, the loss of original detail and the effect on the traditional character and appearance of the host building is not so severe as has resulted from the unsympathetic UPVC casements installed in Flat 4.

Even through the host building and its immediate neighbours lie outside of the nearby Conservation Area there remains a consistency to the sliding sash window design that contributes to the quality of the built environment and prevailing character of the surrounding area. Owing to their heavy framing, unsympathetic proportions, opening method and detailed design the UPVC windows as installed are noticeably at odds with, and harmful to this distinctive feature of local character.

### ***Residential Amenity***

It can reasonably be expected that the introduction of double-glazing and associated thermal improvement will have resulted in reduced demand for energy and has achieved some carbon reductions. However, this factor is attributed only limited weight given that there are other means of achieving carbon reduction without removing traditional windows

There is no adverse impact on the amenity of other flats within this building or neighbouring properties.

**Recommendation:**

**REFUSE** for the reason: -

1. The replacement UPVC windows, by reason of their heavy framing, unsympathetic proportions, detailed design and casement opening style, unacceptably detract from the traditional character and appearance of the host building and fail to respect the prevailing character of the surrounding area or make a positive contribution to existing sense of place or local distinctiveness contrary to policy DM5 of the Worthing Local Plan and the policies of the NPPF.

**Informative**

Pro-active - Refusal

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

Case Officer: Jo Morin Date: 29.07.2026

Authorised by: Louise Prew Date: 29/07/2026