Expiry Date - 18/11/2025
Extension of Time -

Development Management – Delegated Officer Report

Application Number: AWDM/1203/25 **Recommendation: – APPROVE**

Site: **74 Westlake Gardens Worthing West Sussex BN13 1LF**

Proposal: **To replace all existing double-glazed windows with UPVC**

Date of Site Visit: 09/10/2025

Neighbours Checked: Site Notice only

Additional Neighbours Notified: N

Site and Surroundings

The application site is located within a block of flats, Westlake Gardens, which is situated within an established residential area in Worthing. The surrounding area is characterised by blocks of flats intertwined by a verdant character. The application site is specifically 74 Westlake Gardens, which is situated on the ground floor. The building contains red brick elevations with white uPVC windows. The building has seen a lot of change in relation to its windows, with some original windows remaining, but many having already been replaced.

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 replacement of all windows (south and west elevations) at 74 Westlake Gardens, situated on the ground floor. The existing white uPVC windows would be replaced with new double glazed uPVC windows.

No new windows are proposed, nor are any of the existing window openings to be enlarged or altered.

Relevant Planning History: None for this flat but several for other flats in this building including (most recently):

AWDM/0115/22 (Flat 33) Replacement UPVC windows to ground floor flat North and East elevations. Permitted 17.03.2022.

AWDM/0972/12 (Flat 23) Replacement white uPVC windows. Permitted 03.10.2012.

AWDM/0933/11 (Flat 48) Installation of white PVCu replacement windows. 19.12.2011.

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

Westlake Gardens comprises a complex of 3-storey purpose-built flat buildings set within landscaped grounds. The flat buildings are similar in appearance with distinctive mansard-style roofs and primarily brick elevations with some rendered and tile-hung feature panels and white uPVC windows.

The sub-divided proportions of the proposed replacement windows will be very similar to the existing windows, but with some changes to the positioning of the fixed and opening units for the bedroom and living room windows. Whereas at present the upper casement and fanlight units within these 4-pane windows are openable, as proposed the lower casement and fanlight will be openable, resulting in an overall change to their current appearance.

It is apparent that a number of other flats within this block and others nearby have installed replacement windows. These are typically in-keeping with the general style of the originals, if not exactly matching their sub-divided proportions, frame thickness and opening patterns. In the circumstances it is considered the minor change in appearance that will result from the proposed replacement windows will not harmfully detract from the appearance of the existing flat building or the distinctive character of this complex.

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: 11/11/2025
Authorised by:	Jo Morin	Date: 11.11.2025