

Development Management – Delegated Officer Report

Application Number: AWDM/1082/25 **Recommendation:** – Approve

Site: **26 Warwick Gardens Worthing West Sussex BN11 1PF**

Proposal: **Replacement timber windows with white PVC windows.**

Date of Site Visit: 21.10.2025

Neighbours Checked: Y

Additional Neighbours Notified: N Site notice posted 9.9.25

Proposal, Site and Surroundings

The application site relates to a two storey semi-detached property located on the east side of Warwick Gardens at its corner. It has painted brickwork to its frontage and contrasting brick elevations to its side and rear. To its front elevation there is a two storey bay window with curved window details and a tiled porch canopy over the front door entrance. There is also a single brick bay window to the side elevation. All the main windows are timber sliding sash with some small timber casement windows towards the rear.

The site is within the Warwick Gardens Conservation Area, is subject to an Article 4 Direction and is identified as a Local Interest Building.

Permission is sought for the installation of replacement windows to all elevations. The application has been revised during the course of the application and proposes 'Legacy' UPVC sliding sash windows.

Relevant Planning History:

91/05887/FULL - RETROSPECTIVE APPLICATION FOR CHANGE OF USE TO A HOUSE IN MULTIPLE OCCUPATION TOGETHER WITH ALTERATIONS TO IMPLEMENT THE USE

STATUS: Conditional Consent 22nd May 1991.

10/1053/FULL - Extension to existing roof and construction of a dormer roof extension on rear (east) roof slope in connection with the conversion of dwelling house into 5 self contained one bedroom flats together with two storey rear extension to provide a further two no. one bedroom self contained flats (total 7 flats).

STATUS: Application Refused 13th May 2011.

AWDM/0899/11 - Construction of dormers to west, north and east roof slope and conversion of a house into two houses, one x two bedroom and one x three bedroom.

STATUS: Application Refused 6th March 2012.

Consultations

The Worthing Society has commented on the original submission as follows:

Traditional window designs are important to the integrity and character of the Warwick Gardens Conservation Area. The Worthing Society objects strongly to this proposal to replace the existing double hung sash windows at No 26 with uPVC casement windows. Ideally, the windows should be replaced with timber sash windows, which can be double glazed. Failing this, good quality uPVC sliding sash windows to match the existing designs might be acceptable, depending on the views of the Council's Conservation Officer.

Representations

One representation has been received in response to the original submission from the occupier of the neighbouring dwelling with the following comments:

*We note that the application states 'replacement timber windows with PVC windows'. Nothing is specified about the style of windows planned.
We would like to highlight that the building is in a conservation area, where most buildings have original wooden sash windows. We would like to stress the importance of continuing this same 'sash' window style, for the design of this building and the general appearance of the conservation area.
If the windows are to be replaced with PVC, rather than wooden windows, we request that they are sash window style of PVC.*

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 and the impact on the character and appearance of the conservation area.

Visual Amenity and impact on the character of the conservation area

The building is located within the Warwick Gardens Conservation and is subject to an Article 4 Direction that restricts development including 'any enlargement, improvement or other alteration of a dwellinghouse, including window or door replacement where it fronts a highway or open space'.

The Conservation Area Appraisal encourages the retention 'of original fenestration. Where unsympathetic replacement has already occurred, or replacement is unavoidable, ensure where possible that new window frames are installed that match the originals in design and materials (ie. White painted timber)'.

As originally submitted, the application proposed UPVC casement windows throughout which would not be in keeping with the existing windows and were considered harmful to the character and appearance of the building. In response the applicant has provided revised details that propose UPVC sliding sash windows, with the exception of three of the smaller windows towards the rear of the building.

The existing building retains most of the original timber windows and this includes curved detailing to each window within the bays to the frontage which matches the adjoining dwelling that has also retained this curved detailing. The amended plans indicate UPVC sliding sash window which would match the overall proportions and general design of the existing windows. Further amendments have been sought during the course of the application to ensure that a curved detail is included to the front bay windows so that this would match as closely as possible the overall design of the existing windows. There would be some differences in the framework, but the section details provided show that the visible differences would appear relatively minor, with sightlines and comparable profile with the existing windows. A revised detail has also been received to indicate some of the outer frame concealed behind the brickwork which will help minimise differences in the outer framework width. Details such as a deep bottom rail, slim mid rail, and run through horns have also been indicated which would help to resemble the existing windows.

Whilst the design of windows A, B and C would differ from the other proposed sliding sash windows, these would nevertheless be similar to the existing windows that they would replace in terms of their overall size and method of opening. Window A and C would have most noticeable differences such as with a heavier framework and smaller glazing proportions indicated. However windows A and B would be at the rear ground floor where they would not be readily visible in the streetscene. Whilst window C would be more visible, given its small size and that this is an isolated window type at the rear corner of the building, and having regard to other more prominent UPVC casement windows that can be seen elsewhere in the vicinity, on balance it is considered that the proposals would not cause any significant harm.

In the circumstances of this site, the proposed windows would provide a reasonable alternative to timber with the overall proportions and design in keeping with the original windows and would help preserve the character and appearance of the building whilst also providing benefits in terms of energy efficiency.

Residential Amenity

Given the scope of work proposed relating to replacement windows, there would be no significant impact on residential amenity as a result of the proposals.

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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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? Y

Case Officer: Rebekah Hincke Date: 24.06.2026

Authorised by: Louise Prew Date: 29/06/2026