

Development Management – Delegated Officer Report

Application Number: AWDM/1507/25 **Recommendation:** – APPROVE

Site: **57 Dorchester Gardens Worthing West Sussex BN11 5AY**

Proposal: **Retrospective application for retention of door and window and proposed replacement UPVC windows (West and South elevations)**

Date of Site Visit: 14/01/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

Dorchester Gardens is a small close located to the west of Grand Avenue within a residential area of Worthing. The property comprises a four storey, purpose built block of flats with brick elevations, render panels and a monopitch roof. The application block is one of four adjoining blocks. The application relates to Flat 57 located on the ground floor of the south wing.

The property is not within a conservation area and is not a listed building. There are several protected trees on site but none affected by replacement windows.

Proposal

Retrospective planning permission is sought for the retention of a UPVC door and window replacement to the west elevation that was installed in August 2020 and for the proposed replacement of windows to the west and south elevations.

The replacement windows would be white UPVC to match the existing windows and match the existing design and layout.

Relevant Planning History:

59 Dorchester Gardens

AWDM/0420/21 - Installation of replacement balcony windows and patio door in white UPVC – Application Permitted

66 Dorchester Gardens

AWDM/0849/18 - Replacement of existing timber windows and balcony door with white UPVC units at 2nd floor North, West and South elevations - Application Permitted

63 Dorchester Gardens

AWDM/0632/14 - Replacement white UPVC windows and door - Application Permitted

Consultations

None required

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 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 replacement windows are located to the south and west elevations of the building and are visible from the road.

The window and door that have already been replaced are of the same design, materials and layout as the corresponding window/door above and do not appear out of keeping.

The proposed window replacements would be the same materials, colour, design and layout as the existing windows and would not result in any harm.

There would be no adverse impact on the visual amenities of the locality 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.

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

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: Amanda Haslett Date: 20/01/26

Authorised by: Jo Morin Date: 21.01.2026