

Development Management – Delegated Officer Report

Application Number: AWDM/0238/26

Recommendation: – APPROVE

Site: 9 Selden Road Worthing West Sussex

Proposal: Removal of timber sliding sash single glazed windows to front elevation only and replaced with white PVCu sliding sash double glazed windows

Date of Site Visit: 05/03/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site comprises a three-storey end of terraced property which has been converted into four self-contained flats, those which are affected by the applications are those which face the front of the site; Flats 1, 3 and 4. The property has a feature bay window to the front which has windows to the right serving kitchens on the first and second floor. The current windows are timber sliding sash which have been painted white to match the fenestration detailing but due to age require replacement.

The application site is not within a conservation area nor is the building listed. There are no TPO's on the site.

Proposal

The proposal is to change the existing windows from painted wood to pvcu sliding sash double glazed units. These are to replace the windows to the front elevation of the application site, including those within the bay windows, and then two further windows on the first and second floor flats which serve kitchens.

Relevant Planning History:

03/01168/FULL - Conversion of existing property to form four self-contained flats

STATUS: Conditional Consent 19th November 2003.

Consultations

None

Neighbour Representations

None

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

The proposed windows serve three flats and are located on the front of the property. There are numerous examples of windows in the buildings being converted to uPVC including that of 1 Selden Road within the same terrace.

The sub-divided proportions of the proposed replacement windows will be very similar to the existing windows, but changes in the materials will be from the existing wood to a upvc. Although uPVC is proposed the detailing of the proposed windows are considered a good quality replacement which feature run through horns and frames which replicate closely the existing windows.

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 building and therefore in accordance with policy DM5 of the Worthing Local Plan.

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: Finlay Gardner Date: 21/04/2026

Authorised by: Louise Prew Date: 21/04/2026