

Development Management – Delegated Officer Report

Application Number: AWDM/0022/26

Recommendation: – Refuse

Site: 35A Chapel Road Worthing West Sussex BN11 1EG

Proposal: Replacement of timber windows with aluminium windows to first floor front elevation.

Last visited: 10.03.2026

Neighbours Checked: Y

Additional Neighbours Notified: N Site notice posted 20.01.2026

Site and Surroundings

The application site relates to a three storey building located on the west side of Chapel Road within the town centre. There is a shop at ground floor level and with a separate access door to the upper floors which comprises of a separate maisonette.

The site is within the Secondary Shopping Frontage Area within the town centre and is within the Chapel Road Conservation Area. It is identified as a local interest building along with others in this terrace.

Proposal

The application relates to windows within the first floor bay. Permission is sought to replace the existing timber casement windows with aluminium windows and doors. 'Smart Architectural Aluminium' 'Alitherm Heritage' windows and door have been specified.

Relevant Planning History:

None relevant

Consultations

The Worthing Society has made the following comments:

Thank you for requesting our comments in respect of the above Planning Application. This late Victorian terraced property is included on the Council's Local Interest List and situated within the Chapel Road Conservation Area in the town centre. (CA)

I have now had the opportunity to discuss the proposal with our Heritage Team. The tall windows and doors are a distinctive feature of the property and the facade. This terrace has a prominent position in the CA.

We appreciate that the present windows need replacing. They have seriously deteriorated and no longer provide adequate insulation for the tenants. Although the proposed Aluminium window frames appear to be of good quality, the Society

considers that a wood-frame window is more appropriate with a building of this character situated in a CA.

Representations

None received

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)
Chapel Road Conservation Area Appraisal

Planning Assessment:

There is no objection in principle to alterations to buildings 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 NPPF states that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.' The NPPG advises that significance derives not only from a heritage asset's physical presence, but also from its setting.

Policy DM24 of the Worthing Local Plan requires that:

- a) Where development affecting any designated or undesignated heritage asset is permitted, it must be of a high quality, respecting its context and demonstrating a strong sense of place.
- b) Proposed development should take account of the information and guidance in Worthing's Conservation and Heritage Guide (which will be updated and periodically reviewed).

Designated Heritage Assets

- c) Development should not adversely affect heritage assets or its setting (including important views that contribute to its setting). Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, the Council will refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm will be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. Where

proposals may result in harm to a designated asset a Heritage Impact Assessment (HIA) must be submitted describing the significance of any heritage assets affected, including any contribution made by their setting.

d) Planning permission and/or Listed Building consent will only be granted provided that the appearance, significance, or historic character of the Listed Building is not adversely affected. The reinstatement or replication of original features such as windows or doors will be supported. Materials used must be consistent with those originally used or typical of the locality. Change of use may be supported where this secures the retention of a building of historic architectural interest where it could otherwise be lost.

e) Development in Conservation Areas will be required to be of a high standard of design and materials so as to respect, preserve and enhance the character and appearance of that area, and preserve important features. Conservation Area Character Appraisals will be used to assess applications within designated Conservation Areas and opportunities will be taken to preserve and enhance these areas, and to implement the recommendations of Conservation Area Management Plans. The importance to the local area of Buildings of Local Interest within Conservation Areas will be a material consideration in assessing an application for their demolition or development. Where, in compelling circumstances, the Council is minded to grant permission for demolition of a building in a Conservation Area, this shall not be granted until detailed plans for redevelopment have been approved.

In relation to undesignated heritage assets including Buildings of Local Interest, Policy DM24 states that:

They have been identified for their contribution to the character of the area in which they are located as set out in Worthing's Conservation and Heritage Guide. Their importance to the local area and community will be considered, and account will be taken of the desirability to sustain and enhance their significance. Development proposals should respect, support, and where possible, positively contribute to the essential character of these heritage assets. Other buildings and features of design and architectural interest not included above may also be considered undesignated heritage assets and therefore will also be subject to these requirements. Where a development would result in harm to an undesignated asset, a balanced judgement will be made, having regard to the scale of any harm or loss and the significance of the asset. A HIA will be necessary to inform the decision.

Policy DM5 of the Worthing Local Plan requires that:

All new development (including extensions, residential annexes, alterations, ancillary development, change of use and intensification) should:

- i) 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 will include consideration of proportion, form, design, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping;
- ii) enhance the local environment by way of its appearance and character, with particular attention being paid to the architectural form, height, materials, density,

scale, orientation, landscaping, tree canopy, impact on street scene and layout of the development;

iii) make a positive contribution to the sense of place, local character and distinctiveness of an area;

iv) respect, preserve and where appropriate enhance, heritage assets and settings;

v) be well built, accessible, fit for purpose, and adaptable to changing lifestyle, demography and climate;

vi) include a layout and design which: take account of potential users of the site; create safe conditions for access, egress and active travel (walking and cycling) between all locations; provide good links to integrated public transport; and have acceptable parking arrangements (in terms of amount and layout);

vii) make a positive contribution to creating a safe and secure environment by integrating measures for security and designing out opportunities for crime;

viii) not have an unacceptable impact on the occupiers of adjacent properties, particularly of residential dwellings, including unacceptable loss of privacy, daylight/sunlight, outlook, an unacceptable increase in noise giving rise in significant adverse impacts, or vehicular movements resulting in severe cumulative impacts on the road network, or loss of important open space of public value (unless it satisfies any of the exceptions set out under Policy DM7 – Open Space, Recreation and Leisure);

ix) respect the existing natural features of the site, including landform, trees and biodiversity and contribute positively to biodiversity net gain. Where appropriate, this will include the protection and integration of existing trees and green infrastructure into new developments;

x) ensure that lighting incorporated into developments provides the minimum for public safety, is energy efficient and avoids light pollution.

The building is located within the Chapel Road Conservation area where the Conservation Area Appraisal identifies the following architectural historic and townscape elements in this part of the Chapel Road which should be preserved:

- Two to four storey properties built at the back of the pavement.
- Three storey Victorian terraced properties on the west side which feature distinctive period detailing:-
 - cant bays with sliding timber sash windows;
 - light painted stucco elevations;
 - string and dentil courses;
 - parapets;
 - pitched slate roofs.

The existing building retains timber sliding sash windows at second floor level and has timber casement windows within the first floor bay. Neighbouring buildings appear to have retained similar timber windows, and aluminium does not appear to be widely used in the vicinity of the site.

No.35 is sited within a terrace of four other matching properties and others in the row have matching windows, with the exception of No.41 where windows within the first floor bay differ to others within the group. There is no planning history relating to these windows which have been replaced with differing timber windows and doors.

The windows at No.35A nevertheless mirror those to the immediate north at No.37 to which they are seen in close proximity to.

The application details indicate that the proposed windows and doors would be aluminium 'Alitherm Heritage' with elevation drawings provided and some section details. Proposed sections relate primarily to the door detail with limited sections of the proposed windows provided. No sections have been provided of the existing windows to provide any comparison. Nevertheless, on the basis of the limited information provided there would be clear differences in the design and proportions of the aluminium framework and their appearance to the existing timber windows. For example in the proposed materials, number of divisions and proportions of the glazing, framework widths, profile, and the appearance as a pair of doors with visible handles positioned within a heavy frame section. Any differences in the framework, profile or detailing would be apparent where this close comparison would be seen with other windows on the frontage.

On the basis of the limited information available, it has not been demonstrated that the proposed windows would provide a sympathetic window design or avoid any visible differences in the context of the existing timber windows that they would be seen in relation to and would be readily apparent, contrasting with the overall uniformity of window materials and design.

Whilst there may be insulation and efficiency benefits to occupiers of the flat, it is considered that this would not outweigh the harm caused to the character and special qualities of the local interest building and wider conservation area.

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:

REFUSE for the reason:-

On the basis of the limited information available, the Local Planning Authority cannot be satisfied that the proposed aluminium windows and doors would not detract from the historical and architectural integrity of the local interest building, considered a non-designated heritage asset, or that the proposed development would preserve or enhance the character and appearance of the Chapel Road Conservation Area. As such the proposal is considered contrary to policies DM5 and DM24 Worthing Local Plan, and the relevant paragraphs of the National Planning Policy Framework.

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority has a pre-

application advice service in respect of any future application for a revised development.

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

Case Officer: Rebekah Hincke Date: 10.03.2026

Authorised by: Louise Prew Date: 10/03/2026