Expiry Date - 07/11/2025
Extension of Time -

Development Management – Delegated Officer Report

Application Number: AWDM/1158/25 Recommendation: – APPROVE

Site: 23 Sunningdale Court Jupps Lane Worthing West Sussex

Proposal: Replacement UPVC windows and door

Date of Site Visit: 21.10.2025

Neighbours Checked: Y

Additional Neighbours Notified: Site Notice

Site and Surroundings

The application relates to a second-floor flat within a mid-C20, 3-storey, flat-roofed, brick-built, purpose-built flat block located within Sunningdale Court, a complex of similar flat buildings located within landscaped grounds, together with a garage compound, accessed off Jupp's Lane. The complex is located within an outer residential suburb of the town adjoining Goring Way to the south and Jupp's Lane to the northwest.

The site is not listed, locally listed or within a conservation area. Numerous mature trees within the grounds and the roadside frontages of the flat complex are subject to TPO No.7 of 2006.

Proposal

Permission is sought to replace the existing single-glazed wooden windows with white UPVC double-glazed units throughout.

Relevant Planning History:

None for this property.

Other flats in Sunningdale Court: -

AWDM/0558/15 26 Sunningdale Court 2 no. replacement UPVC windows and door. Permitted 04.06.2025.

WB/07/0689/FULL 5 Sunningdale Court Installation of white PVCu replacement windows and door. Permitted 30.07.2007.

WB/07/0065/FULL 15 Sunningdale Court Retrospective application for the installation of white PVCu replacement windows. Permitted 28.02.2007.

WB/06/1094/FULL 7 Sunningdale Court Installation of white PVCu replacement windows. Permitted 21.11.2006.

WB/06/0183/FULL 35 Sunningdale Court Installation of replacement white PVCu windows and door. Permitted 05.04.2025

Consultations None undertaken.

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

The proposed UPVC windows and (balcony) door will replicate the design, sub-divided proportions and opening pattern of the existing timber windows and door. However, the thicker framing of the proposed UPVC replacements, particularly around the opening casements, will have a 'heavier' appearance compared to the existing timber frames.

There is a strong uniformity of appearance to the windows in this, and the other flat blocks in Sunningdale Court, with apparently relatively few having been replaced in UPVC.

The proposed UPVC replacement windows and door will result in some minor change to the appearance of the flat block and a reduction in its visual coherence. However, the impact on the character and appearance of this building and the surrounding street scene will not be so severe as to warrant refusal.

Residential Amenity

The proposed replacement windows and door will re-use the existing window/door openings. Whilst the replacement works may result in some noise and inconvenience for near neighbours this impact will be temporary and will not harmfully detract from residential amenity.

Other

Some limited weight can be attached to the improved thermal efficiency of the flat that will result from the installation of double-glazing.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Replacement windows and doors to be white in colour

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? Y/N

Case Officer:	Jo Morin	Date: 19.11.2025
Authorised by:	Peter Barnett	Date:19 November 2025