Expiry Date - 17/06/2025
Extension of Time - 06/11/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0501/25 Recommendation: – APPROVE

Site: 16 Queens Road Worthing West Sussex

Proposal: Proposed replacement uPVC double glazed windows/doors

Date of Site Visit: 26/06/2025

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site is located to the east side of Queens Road, within a predominantly residential area just outside of the Town Centre in Worthing. The site is outside of, but surrounded by the Montague Street and Marine Parade and Hinterland Conservation Areas to the north, east, south and west. The property comprises a detached three storey house, with accommodation in the roof and occupied as 12 flats. The application applies to the building as a whole and not individual flats. The building has cream render elevations and a tiled roof with a projecting gable to the front and hip to the side. Existing windows are a mixture of single glazed, timber and Crittal sashes and casements.

The property is set back from the road behind a low flint wall and garden area. The building is not listed.

Proposal

Planning permission is sought for replacement windows and doors in UPVC to the front, sides and rear of the building.

The existing windows are single glazed Crittal or timber, sash and casements, in a variety of styles, of varying size, design and glazing bar detail.

The proposed replacement windows will consist of double glazed, UPVC sash and casement windows and doors fitted within the existing openings.

The majority of the replacement windows are vertical sliding sashes and windows of similar size would match in design and glazing bar detail, with sash horns.

Windows 2, 5 and 8, to the front elevation are double sash windows of different sizes but would match in terms of window division and the width of the central mullion. These windows have been amended to reduce the width of the mullion to avoid a large expanse of flat UPVC. Window 8 is a rectangular window set behind a curved window reveal, (as shown on the elevation drawing).

A mix of casement and sash windows are proposed to the north side with the casements replacing existing casements.

The doors to the north side and rear would be replaced in a similar style to that existing.

Several amendments have been submitted to ensure consistency across the different window styles.

Relevant Planning History:

04/00712/FULL - Installation of white PVCu replacement windows/doors
STATUS: Application Refused 23rd August 2004.

Consultations

The Worthing Society - *Thank you for requesting our comments in respect of the above application which relates to a detached late Victorian/early Edwardian property which is situated near the Marine Parade and Hinterland Conservation Area. There are proximate properties of a similar period which form a characterful area.*

I have now had the opportunity to discuss the application with our Heritage Team. Whilst the removal of the older Crittall windows will be an improvement, we consider that, for a property of this period, replacement windows should be in timber rather than Upvc.

In summary and for the reasons stated the Society objects to this application.

Officer response – The property is located outside of the Conservation Area and adjacent to a building of similar size and prominence where all of the windows have been replaced with UPVC. There are also several other examples of UPVC in the immediate area. The requirement for timber windows for an unlisted building, outside of a conservation area, is considered unnecessary and contrary to other planning decisions made in relation to similar development in the locality. It would therefore be very difficult to sustain a refusal on these grounds.

Neighbour Representations

None received

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM23, 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 alterations to residential dwellings within the built-up area. The key considerations are the effects on the adjacent conservation area and the visual and residential amenities of the locality.

Visual Amenity

An earlier application for replacement windows in 2004 was refused for the following reason:

The proposed replacement windows are unacceptable by virtue of their proportions, sizing, design and detailing, which would contrive to detract from the architectural character of the building and cause visual harm in the street scene.

The current application has been amended to improve the overall design and details to provide consistency across the various designs and to retain details such as sash horns, slimmer frames etc. and proposes a more sympathetic scheme in comparison to the 2004 application and would not result in the same harm as previously identified.

There is no particular consistency with the existing windows and it appears that windows have been added and replaced over the years in a variety of styles. The proposed replacement windows would regain some consistency with openings of the same type matching in terms of frame size, glazing bars, sash horn detail, mid rail position and mullion width. Due to the wide variation of the existing windows it was not considered necessary to match these exactly, as a more cohesive approach could be achieved. The proposed window and door replacements would complement the character of the building, in terms of design and detail, albeit in UPVC.

The property is viewed in context with its immediate neighbour at No.14 which has replaced all of its windows with UPVC. These windows are of a much less sympathetic design and detract from the character of the area. No.12 has also replaced its windows with UPVC which are of better quality being sashes with sash horn detail.

The property is excluded from the nearby conservation areas along with 16no other buildings. These buildings are most likely excluded as they have been significantly altered over the years including a wide variety of window replacements. Due to the position of the property outside the conservation area and the sympathetic design of the proposed window replacements, the proposal is not considered to result in any significant harm to the character and appearance of the nearby conservation areas.

In context with the wide variation of windows present within the street scene, the proposed windows, of high quality UPVC are considered appropriate and would not result in any significant harm to the character of the property or the visual amenities of the locality.

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 significantly enhance energy efficiency and greatly 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
3. UPVC white with sash horns as shown on drawings, no trickle vents permitted

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 – see response to Worthing Society

Case Officer: Amanda Haslett Date: 05/11/25

Authorised by: Jo Morin Date: 06.11.2025