Expiry Date - 12/11/2025
Extension of Time -

Development Management – Delegated Officer Report

Application Number: AWDM/1086/25 **Recommendation: – APPROVE**

Site: **145 Sackville Road Worthing West Sussex BN14 8BW**

Proposal: **Replacement of slatted windows to 4no. balcony areas with new windows and panels to 145-159 and 177-191 Sackville Road**

Date of Site Visit: 06/10/2025

Neighbours Checked: Y

Additional Neighbours Notified: Y

Site and Surroundings

The application site lies on the northern side of Sackville Road. The area is characterised by residential properties of varying sizes, 145-159 and 177-191 are part of a large block of flats with parking to the front of the site. Each of the properties has a balcony with railing to the front. The ground floor is brick with the first and second floor apartments hosting tile hanging. A number of the windows and doors visible from within the street scene are UPVC. The existing windows for the aforementioned flats are timber louvered to the front.

The site is not located within a conservation area nor is the building listed. There are also not any TPO's on the site.

Proposal

The proposal relates to the replacement of the windows and panels to 145 – 159 and 177-191. These are the plots located on top of each other in the internal corners of the site. The replacement windows will be in upvc and have a solid panel at the bottom and an obscure glazed panel at the top.

Relevant Planning History:

00/01011/FULL - Installation of replacement windows and doors with white PVCu double glazing, communal stairwells to include aluminium louvres - colour silver
STATUS: Conditional Consent 27th November 2000.

01/00874/FULL - Alterations and extensions to form 9 no. 1 bedroom self contained flats, demolition of garages and re-arrangement of parking areas to form landscaped amenity areas.
STATUS: 26th September 2001.

01/00996/FULL - Alterations and extensions to form three two bedroom flats and 5 one bedroom flats; demolition of garages and re-arrangement of parking areas to form landscaped amenity areas.
STATUS: Conditional Consent 26th November 2001.

08/0042/FULL - Proposed replacement UPVC windows.
STATUS: Conditional Consent 20th March 2008.

AWDM/0282/15 - Replacement UPVC windows and door
STATUS: Application Permitted 16th April 2015.

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 & Residential Amenity

The application property forms part of a distinctive group of properties. The properties have some strong character features including the balconies. The change is proposed to ensure that there is obscure glass in the place of the existing louvre windows will allow for privacy of the residents when using the balconies. This will increase the residential amenity for the occupiers of the flats.

There are a number of windows within the locality which have been converted to UPVC. It is not considered that the change in material or style would detract from the overall aesthetic of the building. Furthermore, the impact from the public realm is not one that would be overly prominent as the window openings would be retained.

The proposed window replacements would utilise existing window openings and would not give rise to harm to neighbour amenity.

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: 11/11/2025

Authorised by: Louise Prew Date:12/11/2025