

Development Management – Delegated Officer Report

Application Number: AWDM/1390/25 **Recommendation:** – APPROVE

Site: 29 Warwick Gardens Worthing West Sussex

Proposal: Replacement of rear timber windows with uPVC windows

Date of Site Visit: 26/03/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application site relates to an end of terraced property on the northern side of Warwick Gardens. Warwick Gardens is within the Warwick Gardens conservation area which explains the important features are the rigid building line, natural slate roofs, brick elevations, brick and boulder flint boundary walls. In addition to this the site is subject to an Article 4 Direction and is identified as a Local Interest Building.

The windows within the outrigger on the first floor (western elevation) have already been granted permission to be replaced under AWDM/1338/23 with uPVC casements. Other windows to the front are to be replaced with heritage style upvc windows.

Proposal

The application relates to the windows within the rear elevation of the property. The windows are both first and second floor of the rear elevation (not the outrigger windows). The application proposes 'heritage' UPVC sliding sash windows.

Relevant Planning History:

AWDM/1338/23 - Installation of replacement UPVC windows at ground and first floor
STATUS: Application Permitted 21st December 2023.

AWDM/0898/21- New UPVC sash window to replace door and removal of metal fire escape stair to rear elevation.

STATUS: Application Permitted 13th July 2021.

Consultations

None

Neighbour Representations

None

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM24
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance

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 and the impact on the character and appearance of the conservation area.

Visual Amenity and impact on the character of the conservation area

The building is located within the Warwick Gardens Conservation and is subject to an Article 4 Direction that restricts development including 'any enlargement, improvement or other alteration of a dwellinghouse, including window or door replacement where it fronts a highway or open space'.

The Conservation Area Appraisal encourages the retention 'of original fenestration. Where unsympathetic replacement has already occurred, or replacement is unavoidable, ensure where possible that new window frames are installed that match the originals in design and materials (ie. White painted timber)'.

The existing building retains the original timber windows in this location. Other windows have been replaced with uPVC as per the previous permissions. In the surrounding terrace, most others also retain their timber frames to the front elevation except for No.45 which has replacement first floor windows, but with no planning history relating to these alterations. At the rear there is a mix of window types (uPVC casement and sliding sash as well as original wooden sliding sash) where some have been replaced within this and neighbouring terraces, visible from the rear car park but not from within the conservation area some of these have permission for the changes whilst others do not.

For the replacement windows to the rear elevation, there would be some differences in the framework, but the section details provided show that these differences would appear relatively minor, with comparable sightlines and profile with the existing windows due to the heritage style window selected for replacement. The proposed windows to the rear elevation would closely resemble the proportions, style and detailing of the original sliding sash windows, including the square profile and feature horns. It is recognised that these windows have previously been approved for windows to the same building. Run through horns will be required by condition to match the previously approved windows.

Overall, the design and detailing of the windows would provide a reasonable alternative to timber and would help preserve the character and appearance of the building whilst also providing benefits in terms of energy efficiency.

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:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Run through horns only

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: 30/04/2026

Authorised by: Louise Prew Date: 30/04/2026