

Development Management – Delegated Officer Report

Application Number: AWDM/1243/25 **Recommendation:** – APPROVE

Site: 18 Westminster Court Brighton Road Worthing West Sussex

Proposal: Installation of replacement windows and french doors.

Date of Site Visit: 09/12/2025

Neighbours Checked: Y

Additional Neighbours Notified: N

Site, Surroundings and Proposal

The site is located in a block of flats on Brighton Road. The main link road between Worthing and Brighton. The flat is located on the 4th floor facing the road. The flat is in the south eastern corner of the block. To the south there is a balcony. The windows and doors to the south and east elevations are proposed to be replaced.

The property is not located in a conservation area nor is the building listed.

Relevant Planning History:

Other properties within the building e.g.

No 34: AWDM/1557/23: Replacement UPVC windows and doors to South and West elevations. Permitted

No 19: 09/0023/FULL: Installation of white PVCu replacement windows and doors. Permitted

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 Amenity

The replacement windows and doors are to match that of the existing property and would not alter in materials or style. Therefore it is not considered that there would be any impact on the visual amenity of the property.

Residential Amenity

There will be no impact on the neighbouring properties from the proposed development due to the windows and doors replacing the existing making use of the current windows and door spaces. There is not an increase in the size or a change in the glazing therefore it is considered that the proposed development is in accordance with the relevant policies within the development plan.

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: 08/01/2026

Authorised by: Louise Prew Date: 08/01/2026