

Planning Statement: Replacement of Existing Wooden Windows with UPVC Windows

Site Address: 7 Abigail House, Haywards Heath, West Sussex, RH16 3UR

Applicant: Mark Chewter

Date: 14/11/2025

1. Proposal

This application seeks planning permission to replace the existing rotting timber-framed windows in the flat with new UPVC windows of similar style, size, and appearance. The colour will be matched. The proposed works involve removing the existing deteriorated wooden windows and installing high-quality, energy-efficient UPVC units in the same openings.

No changes are proposed to the size, shape, or layout of the existing window openings.

2. Background and Justification

The current wooden windows are original, single glazed and have significantly deteriorated due to age and prolonged exposure to weather. The frames show signs of rot, paint failure, and warping, leading to draughts, water ingress, heat loss, and difficulty in operation.

Replacing the windows is necessary to:

- Improve the safety and comfort of the flat's occupants.
- Enhance energy efficiency and reduce heat loss.
- Prevent further structural damage caused by water ingress.
- Maintain a neat and consistent appearance in keeping with the building.

Repair works have been deemed uneconomical and insufficient to address the extent of deterioration.

3. Design and Appearance

The proposed UPVC windows have been carefully selected to **replicate the original design** as closely as possible. Key details include:

- **Style:** Matching the existing window type and style.
- **Proportions:** Window divisions and glazing bars will mirror the current arrangement.
- **Colour and Finish:** Frames will be white, complementing the existing building facade.
- **Glazing:** Double-glazed clear glass units will be used to maintain visual consistency.

The replacements will retain the uniform appearance of the block and will not alter the external character of the building.

4. Impact on the Building and Surrounding Area

The proposed replacement windows will have **no adverse visual impact** on the building or surrounding area. The new UPVC units will enhance the appearance of the flat by providing a clean and well-maintained look while remaining sympathetic to the original design.

Where applicable, coordination with other flats in the block will ensure the replacements are consistent in style and colour, maintaining a cohesive overall appearance.

5. Sustainability and Energy Efficiency

The proposed UPVC windows will significantly improve the flat's energy performance. They will:

- Provide better thermal insulation.
- Reduce draughts and condensation.
- Lower heating costs and energy consumption.
- Require minimal maintenance, contributing to long-term sustainability.

This aligns with local and national planning objectives to improve energy efficiency in existing buildings.

6. Conclusion

The proposed replacement of the existing wooden windows with UPVC units will preserve the character of the property while addressing issues of deterioration, energy inefficiency, and maintenance.

The works are considered a sympathetic and practical improvement that will enhance both the appearance and performance of the flat.

Accordingly, the proposal complies with relevant planning and design policies and should be **approved**.