Expiry Date - 22/05/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0383/25 **Recommendation – APPROVE**

Site: **3 Ashacre Court Ashacre Lane Worthing West Sussex**

Proposal: **Replacement of window in North elevation with French door in UPVC**

Date of site visit: 30.04.2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property comprises a ground-floor flat within a mid-C20, purpose-built, 2-storey block of 4 flats on the north side of Ashacre Road. A private drive on the east side leads to garaging at the rear (north) of the site.

The building is constructed in brick with a concrete tiled roof and UPVC windows sub-divided into small panes.

The surrounding area is residential in character made up of a mix of detached, semi-detached and terraced houses, together with some bungalows, of differing architectural styles and age. The property is not listed or locally listed or within a conservation area. There are no TPO trees on the site.

Proposal

Permission is sought to replace an existing window in the rear elevation of the building with French doors opening onto a small garden area belonging to the ground-floor flat.

Relevant Planning History: None

Consultations: None undertaken.

Representations: An objection has been received from the occupier of the flat above on the grounds that the proposed doors will change the outlook of the building, weaken the construction of the building and create mess and disturbance during the works.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5

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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 insertion of the French doors of the same width as the existing window to be replaced, although modest in size, will disrupt the existing symmetrical appearance of the rear elevation. The design of the doors will not reflect the existing small pane design of the windows. However, this is considered less important on the rear elevation which cannot be seen from public view and consequently will not materially detract from the appearance of the building or visual amenity.

Residential Amenity

The proposed French door will facilitate direct access from a rear room to the small rear garden rather than having to walk around the outside of the building. The rear of the flat building faces onto private garaging. There would be no adverse amenity impacts for the occupiers of the other flats or neighbouring properties.

The effect of the proposed works on the structural integrity of the building is a matter dealt with under the Building Regulations.

Some noise and inconvenience will be inevitable during building works but this will be temporary and is not a justifiable reason for withholding permission.

Recommendation

APPROVE subject to Conditions:-

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.

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Is recommendation contrary to letter(s) of representation? Y

Case Officer:	Jo Morin	Date: 01.05.2025
Authorised by:	Peter Barnett	Date: 1 May 2025