Development Control – Delegated Officer Report

Application Number: AWDM/1654/24 Recommendation – APPROVE

Site: Charlwood Lodge 24 Lansdowne Road Worthing West Sussex

Proposal: Replacement communal front door and frame to East elevation

Neighbours checked: Neighbours notified by site notice posted 16/01/2025

Additional neighbour notifications: N

Date of Site Visit: 25/02/2025

Site and Surroundings

This application relates to a four-storey flat roofed balcony fronted block of flats on the north side of Lansdowne Road. The block is not listed and is not in a conservation area.

Proposal

Permission is sought to replace a communal door on the east elevation in powder coated aluminium

Relevant Planning History

Various including

Flat 5

AWDM/0185/16 – Replacement of 2 no. metal framed windows with white UPVC. Granted 31/03/2016

Flat 9

AWDM/0172/14- Replacement UPVC windows and door 03/06/2014

Flat 4

AWDM/1160/12- Installation of replacement PVCu windows.16/11/2012

Flat 11

10/0470/FULL- Replacing single glazed metal frame windows with double glazed PVCu windows..10/08/2010

Flat 9

03/01424/FULL- Installation of replacement PVCu windows 28/01/2004

Flat 14

03/00798/FULL- Installation of replacement PVCu windows 05/08/2003

Consultations

None undertaken.

Representations

None received.

Relevant Planning Policies and Guidance

National Planning Policy Framework (Revised December 2024)
National; Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Worthing Local Plan (2023) 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)

Planning Assessment

There is no objection in principle to 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 communal entrance door to be replaced is located on the east side of the building. It is timber framed with glazed panels and a glazed fixed side panel. The door and side panel will be replaced in a very similar glazed design with white powder coated aluminium framing. The door is barely visible from the street and there will be no adverse effects on visual amenity.

Residential Amenity

There will be no adverse impacts for neighbours.

Recommendation APPROVE subject to the following conditions:

1. Approved Drawings
2. 3 years

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 signed: Elaine Rousseau Date: 27/02/2025

Authorised and signed by: Jo Morin Date: 27.02.2025