

Development Management – Delegated Officer Report

Application Number: AWDM/1402/25

Recommendation: – APPROVE

Site: 2 Chatham Road Worthing West Sussex BN11 2SP

Proposal: Retention of replacement bay windows at nos.4 and 4A; proposed enclosure of porch with new doors to both 2/2A and 4/4A Chatham Road

Date of Site Visit: 13.01.25

Neighbours Checked: Y

Additional Neighbours Notified:N

Site and Surroundings

The site is located on the east side of Chatham Road. A residential street of mixed housing types. The application relates to 2/2A and 4/4A which comprise four flats within a pair of mid-war semi-detached converted two-storey dwellings. The neighbouring property to the south side is a semi-detached bungalow; it is separated from the application site by a single garage which serves it. To the north is a similar pair of semi-detached houses which is part of a longer row of houses of a similar style to the north.

The site is not within a conservation area and it is not a listed building.

Proposal

Planning permission is sought for the retention of the bay windows at 4/4A and proposed doors and enclosure of the introverted porches to both properties.

The windows are UPVC and a similar style to the windows to the ground floor of 2/2A

The proposed porch doors would sit just set back from the front wall and comprise a UPVC door half glazed with semi-circle glazing above with numbering etched into the glass.

Relevant Planning History:

AWDM/1538/21 - Replacement of timber and UPVC windows and door at ground floor level to create enclosed porches, all UPVC to South and West elevations

STATUS: Application Permitted 7th October 2021.

AWDM/0027/14 - Replacement roof to nos. 2, 2A, 4, 4A Chatham Road

STATUS: Application Permitted 11th February 2014.

Consultations

None undertaken

Neighbour Representations

None received

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

There are very few remaining timber window frames on the dwellings in Chatham Road as many have already been replaced with UPVC. The proposed replacement windows would fit into the existing openings and would be of a similar design to the remaining windows on the opposite pair.

The property is situated in a row of similar houses on the east side of Chatham Road. There are examples of enclosure of the introverted porches along the street of varying door types and enclosure.

Although regrettable as the existing doors appear to be timber and potentially original, the proposal involves matching doors and enclosure to both properties and therefore provides for consistency across the two properties which has not necessarily been achieved where semi-detached houses are in different ownerships. Works that have previously been undertaken to the house and neighbouring properties means that the proposals would not have a detrimental impact on the character of the property or the street scene in general.

Residential Amenity

The new frames and enclosure of the porches would utilise the existing openings, as such, there would be no new material planning issues associated with impact upon privacy.

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: Jackie Fox

Date: 28.01.26

Authorised by: Louise Prew

Date: 29/01/2026