Expiry Date – 26/09/2025

Development Management – Delegated Officer Report

Application Number: AWDM/1002/25 **Recommendation – APPROVE**

Site: Guild Care Centre Methold House North Street Worthing West Sussex BN11 1DU

Proposal: Replacement door; installation of a wheelchair ramp; and new steel framed gate.

Date of site visit: 09/09/2025

Neighbours checked: Y

Additional neighbour notifications: N/A

Site and Surroundings

The site is located on the eastern side of North St just to the north of Worthing town centre. The building is in use by Guild Care as offices.

The site is not listed, local listed or within a conservation area. There are no TPO trees on the site.

Proposal

Permission is sought for a replacement door on the north-west elevation and associated wheelchair ramp. A steel gate is proposed to the front of the property within the landscaped garden.

Relevant Planning History:

AWDM/1237/12: Landscaping of front gardens and installation of adult exercise equipment for elderly dementia clients. Permitted

Consultations:

Environmental Health: No comment

Representations: None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, SP3, DM5,
National Planning Policy Framework (2024)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposal which will improve the means of access to the property. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The new door is set within the same frame but wider, removing the side glazed panel, to allow wheelchair access. The design is similar and will also provide a fire exit. The proposed ramp is a standard design. The impact on the appearance of the building will be minor.

The proposed gate is located to the front of the property where it will be visible from the street. However, it is within a landscaped area that already has fencing. The proposal is considered to be acceptable.

Residential Amenity

There are no residents in the immediate vicinity that will be affected by the proposals.

Transport

The proposals will result in the loss of some space which appears to be used for car parking but given the improvements to accessibility this is considered acceptable.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching Materials or as specified

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: Louise Prew Date: 12/09/2025

Authorised by: Peter Barnett Date: 12 September 2025