Expiry Date - 09/12/2025
Extension of Time -

Development Management – Delegated Officer Report

Application Number: AWDM/1308/25 **Recommendation: – APPROVE**

Site: **86 Salvington Road Worthing West Sussex BN13 2JE**

Proposal: **Replace front living room window with doors; platform and ramp on frontage to create wheelchair access**

Date of Site Visit: 29/10/2025

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site, 86 Salvington Road, is situated within an established residential area in Worthing. The property comprises a two-storey terraced dwelling with a pitched roof. At the front of the property is a narrow garden with hedging at the far end and a gated entrance. To the rear the property benefits from a private garden enclosed by fencing.

The property is not a listed building and is not located within a conservation area. There are no Tree Preservation Orders affecting the site.

Proposal

Planning permission is sought for the replacement of an existing window on the south elevation with a door set to create wheelchair access into and out of the property. The proposals also include a platform and ramp on the property's frontage.

The platform and ramp will run centrally through the existing front garden. A new path is proposed connecting the ramp with the public footpath. The existing hedgerow at the end of the garden will be divided into two parts to facilitate the proposals.

The proposed door is to be double opening and uPVC, to replace the existing uPVC window. The door is to be approximately 2.6m in height.

Relevant Planning History:

No relevant planning history.

Consultations

None undertaken.

Neighbour Representations

<u>Neighbours No.88</u>

“As part of this work, can the fence be replaced that separates our drive to the neighbours. The gate has been mended by yourselves a few times, but there is a huge gap and everyone that visits 86 walks across my driveway. If the frontage is going to be worked on, I think it's only right that the fence gets sorted as well”.

Officer Response: This would be a discussion to have with your neighbours and is separate from the works proposed in this planning application. Further comments have been made on this in the Planning Assessment section of this report.

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

The proposed replacement of the existing window on the south elevation with uPVC double opening doors, and the creation of platform and ramp, will be in the front garden and will be visible from the street scene.

Whilst the proposals are not as aesthetically pleasing as the existing garden, including the existing hedgerow and grass, it is noted that not all front gardens of properties in the surrounding area contain a verdant and grassy appearance as is the case with the application site, and thus, it’s adaption here will not be detrimental to the visual amenity of the property or the surrounding area. The proposals are visually acceptable given the need for the development.

Residential Amenity

The proposed double opening door is sited close to the window at the front of 84 Salvington Road (east of the application site). It is likely that the proposal will result in greater activity closer to the neighbouring front window at 84 Salvington Road than at present. However, this impact will not be severe.

The proposals are required to facilitate wheelchair access into and out of the property, given the lack of suitable access at present. This need is a material consideration in the planning balance. Given the proposals will only cause a nominal increase in activity in proximity to the neighbour’s window at no.84, it is considered this harm does not outweigh the need for the development. No representations have been received from the neighbours at no.84.

Comments were received from the neighbours at no.88 (west of the application site). However, this was not to object to the proposals, but more a comment about mending an existing fence. The proposed wheelchair access is sited further away from no.88 than the existing front door, and therefore, there will be no adverse impact on amenity here.

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:	Tom Westerman	Date: 13/11/2025
Authorised by:	Jo Morin	Date: 13.11.2025