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Planning,

Design & Access Statement

For the proposed

“Retrospective replacement of existing front and rear windows”

at

24-25 Marine Parade, Worthing

West Sussex, BN11 3PT

Eade Planning Ltd

June 2026

Introduction

1. The land is at 24-25 Marine Parade, Worthing, West Sussex, BN11 3PT
2. The property is at the end of a short terrace.
3. The application site comprises of what appears to be a four-storey building from street level, the property is in mixed use with a restaurant operating at ground level and residential use to the upper floors.
4. The application seeks planning permission for the retrospective replacement of the windows.
5. The development replaces all the existing uPVC windows to match in material.
6. A heritage statement is also bundled in with the submission.
7. The site is pictured below.



Proposal Description

8. The description given is the 'Retrospective replacement of existing front and rear windows Retrospective replacement of existing front windows'.

The Proposal

Windows

The retrospective replacement of the windows has overall improved the thermal efficiency and appearance of the building as a whole, the developer has indeed taken the time to restore the building internally and externally.

The site is noted to fall within the Marine Parade and Hinterland conservation area which protects the architectural and historical seafront in Worthing. There are no impacts of loss of daylight, privacy or overlooking caused by the development.





The change mainly involves the colour of the windows from white to a charcoal grey, the completed development in its totality does not materially harm the significance of the conservation area.

Plans

9. Existing and Proposed Plans are provided. The plans include, Site, Floor, Section, Roof and Elevation Plans. A location Plan and Planning Statement is also included in the application bundle together with the CIL additional information form.

Conclusion

10. The development improves the local area, has policy support at National and Local level and therefore, the council are asked to grant permission on the presumption in favour of the development.