Expiry Date - 14/11/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1059/23 Recommendation – APPROVE

Site: 1 Albury House 20 Shelley Road Worthing West Sussex

Proposal: Replace one timber door and frame with composite door and frame to the ground floor on east elevation.

Date of site visit: 27/09/2023

Neighbours checked: N/A

Additional neighbour notifications: N

Site and Surroundings

Albury House is a 2 storey property which has been substantially extended and altered over time, consisting of 10no. flats. No.1 is located on the south eastern corner on the ground floor, facing Shelley Road. Some of the flats have already got UPVc windows and doors installed.

The property is not within a conservation area, nor is it listed.

Proposal

It is proposed to replace the existing timber front door and frame with a composite door and frame. The door would introduce a small glazed section that would be obscure glazed for privacy.

Relevant Planning History: None

Consultations: None

Representations: None received.

Relevant Planning Policies

Worthing Local Plan: Policy DM5
National Planning Policy Framework 2023
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment

There is no objection in principle to the replacement doors to residential flats within the built-up area. The key issues are the effect on the residential and visual amenities of the locality.

Visual & Residential Amenity

The proposed composite replacement door will be noticeably different in that it will not replicate the existing block timber door. However the design of the proposed door is more fitting for that of a residential front door. Due to the location on the eastern elevation of Albury House the proposed development is considered to be visible. The composite door is considered to be a feature which is common within the locality and as such the proposed development is considered to be acceptable within the residential location. The alteration in appearance is not considered to result in a change in appearance that would result in unacceptable harm.

The proposed replacement would utilise existing door opening and would not give rise to harm to neighbour amenity.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard Time Limit

Informative

1. Approved without amendment

Is recommendation contrary to letter(s) of representation? N

Case Officer: Finlay Gardner Date: 14.11.2023

Authorised by: Jo Morin Date: 14.11.2023