Expiry Date - 14/10/2025

Development Management – Delegated Officer Report

Application Number: AWDM/1073/25 **Recommendation – APPROVE**

Site: **151 Nelson Road Worthing West Sussex BN12 6EQ**

Proposal: **Replace the existing West ground floor bedroom window with a window and door set to create wheelchair access into and out of the property.**

Date of site visit: Desk-top assessment using Google satellite imagery.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site, 151 Nelson Road, is situated within an established residential area in Worthing, West Sussex. The property comprises a semi-detached two-storey flat building. To the rear the property benefits from a soft-planted private garden with a tall hedge growing alongside the southern site boundary.

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

The application relates to the ground-floor flat. Planning permission is sought for the replacement of the existing rear ground floor bedroom window with a window and door set to create wheelchair access into and out of the property.

The proposed door is uPVC, and the proposed window and door is to be uPVC in a similar style to the existing. The door is to be approximately 2.175m in height.

Relevant Planning History:

No relevant planning history.

Consultations: None.

Representations: None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5

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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 west ground floor bedroom window with a window and door set to create wheelchair access, is to be at the rear of the property within the private garden. No views of the proposals will be possible from the street.

Given the very minor nature of the proposals, the matching materials proposed, and the high level of screening, there will be no impact on visual amenity.

Residential Amenity

The proposed door opening is sited adjacent to the common site boundary with Nos 145-147, currently screened from view by the existing tall hedge. It is recognised that the hedge may die or be removed in the future. However, activity associated with use of the door will be consistent with the domestic use of this property and will have no adverse impact on residential amenity.

Recommendation

APPROVE subject to Conditions:-

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:	30/09/2025
Authorised by:	Jo Morin	Date:	30.09.2025