Development Control – Delegated Officer Report

Application Number: AWDM/1415/25 **Recommendation – APPROVE**

Site: 41 Brighton Road Worthing West Sussex BN11 3EF

Proposal: **Partial demolition of the front balcony terrace structure and first floor balcony, remedial works involve re-forming the balcony terrace structure and first floor bay balcony, and reinstating all finishes and detailing to match original.**

Date of site visit: 18/11/2025

Neighbours checked: Y

Additional neighbour notifications: Site notice

Site and Surroundings

The property is located on the northern side of Brighton Road. It contains a three-storey mid-terrace building with a commercial unit at ground floor.

The site is located within Steyne Gardens Conservation Area. The building is not statutorily listed but it is identified as a local interest building.

The site is within the Warwick St/Brighton Road character area of Worthing town centre.

Proposal
The development proposes the demolition of the existing balcony and fascia. The structure is currently damaged across the facades of many buildings within the parade.

The proposal is to rebuild the façade as per the existing façade using timber and paint it white.

Relevant Planning History:

None at site

<u>39 Brighton Road:</u>

AWDM/1762/23 - Partial demolition of the front balcony terrace structure and first floor balcony, following partial collapse of the structure. Remedial works involve re-forming the balcony terrace structure and first floor bay balcony, and reinstating all finishes and detailing to match original. Permitted 9 April 2024

Consultations:

Worthing Society: I have now had the opportunity to discuss the proposal with our Heritage team. We have no objection, in principle, and appreciate the property is in a poor state. Partial demolition and restructuring of the front balcony element, terrace and associated remedial works appear necessary.

We welcome the fact that the parapet wall, mouldings and railings will be replicated. It is important to retain the period character and that of he proximate buildings in the terrace. In terms of materials, we consider wooden heritage frames for the windows would be most suited to the setting of the conservation area.

Heritage consultant: Yes. Having regard to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 the proposed by way of replication of historic detailing in timber, will preserve the character and appearance of the Conservation Area and as such is compliant with policy DM24 of the Worthing Local Plan and paragraph 135 of the NPPF.

Environmental health Officer: Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times.
Monday - Friday 08:00 - 18:00 Hours
Saturday 09:00 - 13:00 Hours
Sundays and Bank Holidays no work permitted
Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.

Reason: To safeguard the residential amenity of the area.

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5. DM24
National Planning Policy Framework (2023)
National Planning Practice Guidance
Steyne Gardens Conservation Area Character Appraisal 2024

Planning Assessment

There is no objection in principle to extensions and alterations to building within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality and in particular, the effect on the character and appearance of the Steyne Gardens Conservation Area.

Conservation Area and Visual Amenity

The proposal involves demolishing the front bay and balcony. These will then be rebuilt to have the same appearance and will be constructed from timber and painted white. It is recognised that the structure is damaged and is propped up by scaffolding at 39 to the west.

The applicant has confirmed that, unlike at number 39, the bay window will not be affected by the proposals.

The heritage consultant has reviewed the revised elevations indicating that painted timber will be used and has raised no objection. The development is considered to preserve the character and appearance of the Conservation Area and as such is compliant with policy DM24 of the Worthing Local Plan and paragraph 135 of the NPPF.

Residential Amenity

The proposal will be as per the existing so there will be no additional impacts other than some disturbance during construction. A condition has been recommended by the Council's EHO to ensure works are only carried out within set times.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Hours of works

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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: 13/02/2026

Authorised by: Jo Morin Date: 13.02.2026