Expiry Date - 10/09/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0929/25 **Recommendation – APPROVE**

Site: **3 Christchurch Hall Apartments 78 Portland Road Worthing West Sussex**

Proposal: **Replacement front door**

Date of site visit: 22/07/2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:
3 Christchurch Hall Apartments is located on the east of Portland Road. The site forms part of the Chapel Road conservation area. The property is locally listed but not formally listed.

Proposal:
Permission is sought to replace the existing front door with a like for like replacement.

Relevant History: None

Consultations:
The Worthing Society:
Thank you for requesting our comments in respect of the above application. This characterful building is within the Chapel Road Conservation Area.

I have now had the opportunity to discuss the proposal with our Heritage Team and I am pleased to advise you that the Society has no objection to the replacement of the front door. The materials are of good quality and in character with the building.

Representations:
None

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM24
National Planning Policy Framework (2024)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment
Principle:

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 and impact on conservation area

The replacement door matches that of the existing and as such is not considered to result in an adverse impact on the visual amenity of the property. The materials proposed are to match that of the existing and would not significantly impact the conservation area.

Whilst there would be some impact on the conservation area there is not considered to be an impact that would be to the detriment of the wider area. This is due to the materials being used matching that of the existing. As such the views of the door from within the conservation area would not result in an impact which would be detrimental to the wider area. The proposal is considered to preserve the appearance of the conservation area and the locally listed building.

Residential Amenity:

Due to the scale of the proposed development there is not considered to be any impact on the neighbouring properties. This is due to the door being replaced on the front elevation, there is no additional overlooking, overbearing or overshadowing achieved. As such there is not any impact that would be unacceptable in terms of residential amenity.

The replacement door matches that of the existing and as such is not considered to result in an impact on the visual amenity of the property. The materials proposed are to match that of the existing and would not significantly impact the conservation area.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials as specified

Informative:

1. Approved without amendment

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

Case Officer: Finlay Gardner Date: 10/09/2025

Authorised by: Louise Prew Date: 10/09/2025