Expiry Date - 21/09/2026
Extension of Time -

Development Management – Delegated Officer Report

Application Number: AWDM/0621/26 **Recommendation: – APPROVE**

Site: **Bank 27 - 29 South Street Worthing West Sussex**

Proposal: **Replacement of aluminium windows and roofing, & external refurbishment works**

Date of Site Visit: 22.09.26

Neighbours Checked: **Y**

Additional Neighbours Notified:N

Site and Surroundings

The site comprises of the Nat West bank which is a mid-terrace building with a frontage directly onto the shopping area of South Street. The ground floor frontages of the terrace are distinctly different in design from the upper floors in that they comprise of more modern, commercial shop fronts whereas the upper floors comprise of various styles from the era of the terrace.

The building is arranged over four storeys and comprises a stone cladding to the frontage and distinctive bay windows on the first and second floors of a more modern design than the adjoining properties. To the rear the property has been extended over two and three storeys

The site is within the South Street Conservation Area. The building is recognised as a “local interest building” but it is not a statutory Listed Building.

There is a bus stop and bus shelter in front of the premises.

Proposal

The application includes refurbishment of the flat roof portions and cladding (to the front elevation) and replacement of windows.

The applicant has confirmed that the replacement windows have all been designed on a like-for-like basis, retaining the existing opening arrangement, window proportions, overall appearance and configuration. The replacement units utilise slimline polyester powder coated aluminium.

With regard to frame colour, the proposed finish is RAL 9010 (Pure White), selected specifically to match the existing white window frames shown on the building. Whilst the manufacturer's brochure may present examples in a range of finishes, the submitted drawings identify RAL 9010 as the intended finish for the development, and this will ensure that the replacement windows closely replicate the current appearance of the building. The glazing throughout the replacement windows will be clear glazing to match the existing appearance, and the opening arrangements will

follow the existing design, including top-hung opening lights where currently provided.

Existing brick and masonry cills are to remain in situ and be repaired only where necessary as part of the refurbishment works.

The applicant has confirmed that the granite cladding panels on the bay windows are to be retained and reused as part of the refurbishment works with no changes proposed to the existing cladding material, colour or appearance.

Relevant Planning History:

AWDM/0948/19 - Installation of air conditioning unit to second floor flat roof area.
STATUS: Application Permitted 1st August 2019.

AWDM/0963/19 - Removal of 1no. ATM and infilling the aperture. Also installing 4no. new black granite panels to match existing elevation.
STATUS: Application Permitted 7th August 2019.

AWDM/0870/22 - Replace all existing signage with new branded signage, window graphics, digital screen and ATM shroud
STATUS: Application Withdrawn 1st July 2022.

AWDM/1261/22 - Installation of 1no. internal digital screen, external facing. Installation of new signage to replace existing including:
1no. halo illuminated fascia sign; 1no. internally illuminated projecting sign; 1no. internally illuminated ATM surround; 1no. non-illuminated acrylic nameplate; 1no. branded window manifestation vinyl
STATUS: Application Permitted 31st August 2022.

AWDM/0329/25 - Advertisement consent for non-illuminated ATM surround signage
STATUS: Application Permitted 9th May 2025.

Consultations

Adur and Worthing Councils

Conservation Architect

The detailed works proposed to this building appear to be supportable and will not harm the appearance or character of the South Street Conservation Area. There is one detail however that remains vague in the proposals; the cladding at the top and bottom of the bay windows in the street elevation. The photographic condition report, paragraph 3.12, states it is recommended that all sections be either re-fixed, or replaced with an alternative construction detail. It then continues to suggest, Replacement options include; rendering, high pressure laminate (HPL), polyester powder coated cladding. The report identifies the existing cladding material to be granite and the elevation drawing notes replacement of cladding to all bay windows.

There is no discussion regarding possible refixing of the existing cladding, or if replaced, what material / colour would be used. This is an important part of the front elevation, and any changes need careful consideration.

Following further information

I am pleased to hear the granite cladding panels will be retained and reuse

The Worthing Society

The Society has no objection to this Planning Application. This large building is located in a central part of the South Street Conservation Area. We consider therefore that the redecoration and refurbishment will be an improvement,

Neighbour Representations

None received

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM13, DM22, DM23, DM24
National Planning Policy Framework (MHCLG 2026)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment:

There is no objection in principle to alterations to commercial premises within the Town Centre. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The application involves the refurbishment of the building and replacement windows.

Through negotiation and the submission of detailed plans and information it has been established that the proposed replacement windows have all been designed on a like-for-like basis, retaining the existing opening arrangement, window proportions, overall appearance and configuration. Existing brick and masonry cills and cladding are to remain in situ and be repaired only where necessary as part of the refurbishment works and window replacements

The proposal would therefore retain the character of the building and the conservation area in accordance with policy.

Residential Amenity

The proposed refurbishment and replacement windows replicate the existing design and raise no amenity implications for neighbours.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Hours of work
4. Window cladding panels on the bay windows to be retained and reused as part of the refurbishment works with no changes proposed to the existing cladding material, colour or appearance

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: Jackie Fox Date:10.11.26

Authorised by: Jo Morin Date: 11.11.2026