Expiry Date - 04/08/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0740/25 **Recommendation – APPROVE**

Site: **98 South Street Worthing West Sussex BN14 7NB**

Proposal: **Replacement timber double-glazed bay window to front elevation**

Date of site visit: 16.06.2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a small single-storey commercial building attached to the north side of a terrace of (grade II) listed flint cottages (Nos. 92-96) fronting the east side of South Street in Tarring.

The commercial unit appears vacant, apparently last used as a dog-grooming business. It has a traditional shopfront consisting of a narrow timber-framed bay window above a shallow rendered stall-riser. There is a traditional timber fascia above the bay window. The shop window projects forward of the main rendered front wall of the building which has a pediment-style front parapet with a decorative cornice band. There is a slate lean-to roof behind the front parapet.

The entrance door to the commercial unit is on the north side of the building off a narrow path that continues eastward and provides the main access to a detached dwelling (No.98A) located to the rear of the commercial unit.

Adjoining the site to the north is a detached, 2-storey Victorian villa. There is a (grade II) listed ‘folly’ in the far southeast corner of its rear garden.

The application property is not listed or locally listed or within a conservation area.

Proposal

Permission is sought to replace the existing bay window.

As initially submitted it was proposed to replace the existing wooden single-glazed shop window with double-glazed powder-coated aluminium framing in Jet Black (RAL9005). Following discussions it is proposed to replace the shop window in double-glazed timber framing. The design of the proposed replacement shop window would match the sub-divided proportions of the

existing bay window. The outer frame would incorporate semi-circular timber transoms and mullions similar in profile to those existing.

Relevant Planning History: None

Consultations:

Conservation and Design Architect: This [as amended] will retain the character or the shopfront.

Representations: None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM24
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance

Planning Assessment

The key consideration is the effect of the proposal on visual amenity and on the setting of nearby heritage assets.

Local Plan Policy DM5 requires new development to respect and enhance the character of a site and the prevailing character of the area with regard (amongst other things) to proportion, detailed design, context and materials. It also requires new development to make a positive contribution to the sense of place, local character and distinctiveness of an area and respect, preserve and where appropriate enhance heritage assets and their settings.

The application property is not of the same heritage significance as the adjoining listed terrace but is nevertheless respectful of its context and makes a positive contribution to existing local distinctiveness and sense of place. Although a little ‘tired’ in appearance, the existing bay window is distinctively traditional in its design, character and materials. As initially submitted it was considered the proposed aluminium replacement would unacceptably dilute the existing traditional character and appearance of this small building, and as a result detract from the setting of the adjoining listed cottages.

As amended, it is considered the proposed timber double-glazed replacement bay window would be satisfactorily respectful of the existing traditional character of this small commercial unit and its historic setting.

There will be no adverse impact on the residential amenities of neighbouring properties.

Recommendation

APPROVE subject to Conditions:-

Expiry Date - 04/08/2025

1. Drawing Numbers
2. Standard time limit

Informative

Pro-Active Amendment

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

Case Officer: Jo Morin Date: 27.08.2025

Authorised by: Peter Barnett Date: 27 August 2025