Expiry Date - 30/09/2025

Development Management – Delegated Officer Report

Application Number: AWDM/1017/25 **Recommendation – APPROVE**

Site: **Parham Court Grand Avenue Worthing West Sussex**

Proposal: **12no. replacement balcony railings to East and West elevations (1st, 2nd and 3rd floor)**

Date of site visit: 15.08.2025

Neighbours checked: Publicity by site notices x3

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application relates to a 4-storey purpose-built flat block (plus 4th floor recessed penthouse) occupying a generous sized plot on the east side of Grand Avenue. The flat block is set well back from the edge of the highway behind a mature landscaped frontage. It has an H-shaped footprint with the principal elevations to the front and rear. A driveway on the north side of the building leads to a rear garage compound. The latter is separated from the rear of the building by a large area of grassed communal garden. The main front and rear elevations of the building are articulated by shallow projecting balconies on the first, second and third floors, 6no at the front and 6no at the rear. The original balcony balustrades are 890mm high (from the floor of the balcony) consisting of a combination of glazed panels and decorative wrought ironwork.

Permission is sought to replace the existing balcony balustrades/railings (12no in total) with 1100mm high replacements consisting of bracketed glass panels within a metal frame.

The site is not listed or locally listed or within a conservation area. There is one TPO tree (No.10 of 1990) on the landscaped frontage.

To the south the site is adjoined by Langham Court, a 6-storey purpose built flat building fronting Grand Avenue, and 2-storey houses in Langham Gardens to the rear (east), sited perpendicular to the common site boundary.

To the north the site is adjoined by a pair of Edwardian villas (2-storey with roof accommodation) fronting Grand Avenue within generous-sized plots, with modern 2-storey terrace houses in Berkley Square behind (east), sited perpendicular to the common site boundary.

To the east (beyond the garage compound) are 2-storey houses in Downview Road.

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Relevant Planning History: None

Consultations: None

Representations: None received.

Relevant Planning Policies

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

Planning Assessment

There is no objection in principle to extensions and alterations to residential buildings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Unlike the existing balustrading the proposed replacement balcony railings and panels will be compliant with current building regulations and will result in a key safety improvement for existing residents.

The front face of the existing individual balcony balustrade is divided into 3 equal-sized components consisting of a glass panel within a decorative wrought iron framework. The proposed railing design would retain the sub-divided proportion of 3 panels at the front, but would be of a plainer overall design with the glass panels held into the metal framework by brackets at the top and bottom. The 40mm diameter metal railing uprights will be fitted to the concrete floor of the narrow projecting balconies with a 120mm diameter base and cover plate.

The proposed railing design is rather less elegant than the existing decorative screens, having a more robust appearance and a distinctly more modern aesthetic overall. That said, the proposed design would not be overly heavy or unattractively utilitarian, and would not harmfully detract from the architectural quality of the flat building or the surrounding street scene.

Taking into consideration the generous size of this site and the separation distance of the flat building from neighbouring buildings, there would be no adverse impacts on the amenities of neighbouring occupiers as a result of the proposed development.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit

3. Replacement balcony railings implemented simultaneously throughout the building as a single building operation (not incrementally).

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:	Jo Morin	Date: 25.09.2025
Authorised by:	Peter Barnett	Date: 26 September 2025