Expiry Date - 14/10/2025
Extension of Time -

Development Management – Delegated Officer Report

Application Number: AWDM/1072/25 **Recommendation: – APPROVE**

Site: 23 Brecon Close Worthing West Sussex BN13 2HH

Proposal: Replace the existing living room window with a door and window set and construct a raised platform and steps to provide access to the garden.

Date of Site Visit: 03/10/25

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings:

The property is located to the east of Brecon Close within a residential area of Worthing and accessed via a footpath to the front (north). The property is a mid-terrace, two storey building occupied as flats, with the application property located on the ground floor. The building has brick and tile hung elevations and a tiled pitched roof. There is an open lawn area to the frontage and a large communal garden to the rear. Pedestrian access is to the front of the building.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

Planning permission is sought to replace a window with a door and window and construct a raised platform with steps to provide access to the garden.

The existing window to the rear serving the living room would be replaced with a door and window set of the same width as the current window. The replacement fenestration would be white UPVC.

A raised concrete platform would be constructed to the rear (outside the proposed door providing level access from the flat. The platform would measure approximately 3m x 3m with a brick surround of approximately 0.45m high and steps down to the garden. The surface would be finished in slip resistant concrete pavers.

Relevant Planning History:

No.22 - AWDM/1329/18 - Replace existing window on south elevation with door and window and raised patio to access communal garden – Approved

No.6 - AWDM/1033/15 - Replacement window/door to rear, raised step, platform and handrails (Revised proposal) – Approved

No.27 - AWDM/0660/14 - Steps and handrail to rear entrance door. – Approved

No.19 - 10/0291/FULL - Remove rear window and install new aluminium door and sidelight together with new concrete hardstanding – Approved

No.30 - 08/0952/FULL - Removal of existing rear window and replace with new white PVCu door - Approved

Consultations

None required

Neighbour Representations

None received

Relevant Planning Policies:

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

Planning Assessment:

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

The proposed platform is to the rear of the building and within the communal garden which is not visible from the road. The rear elevation of this flat is set back from the adjoining block to the east. There are several existing platforms formed to the rear of other flats in this building, including at the adjacent flat (22) which has carried out an almost identical installation. The scale of development and proposed materials are very similar to those existing at the rear. The change from a window to a door and window at the rear would not have any detrimental impact on the character of the building.

The proposed development would not have any adverse impact on the visual amenities of the street scene or the wider locality.

Residential Amenity

The changes to the opening to the rear and provision of a platform within the communal garden would not have any adverse impact on the residential amenities of the occupiers of the adjoining flats. The communal garden is large and there is sufficient space to provide a good level of amenity for all occupants.

The proposed works would provide improved access to the rear garden for the occupants of the application property thereby improving their amenities.

The works are therefore considered acceptable.

Recommendation:

APPROVE subject to conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials as specified

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: Amanda Haslett Date: 08/10/25

Authorised by: Jo Morin Date: 08.10.2025