Expiry Date - 05/01/2026
Extension of Time -

Development Management – Delegated Officer Report

Application Number: AWDM/1401/25 **Recommendation: – APPROVE**

Site: **21 The Courtyard 24 - 26 Offington Lane Worthing West Sussex**

Proposal: **Replacement door with platform and steps to garden**

Date of Site Visit: 18/11/2025

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings
The application site is located within a flat development off Offington Lane. The properties have a uniform character with clay brick and black uPVC frames on the windows and doors.

Proposal
The replacement of the door would be in materials to match the existing and will be using the same openings. The door goes from a pair of small French doors to a larger single glazed door and side panel that would be fixed. There is also proposed to be a platform and steps down to the garden. This is a 1.2m by 1.2m platform which would provide access to the patio

Relevant Planning History:
00/01233/TPO - Application for consent under Worthing Tree Preservation Order No.40/1990 to crown lift to three metres, one Holm Oak (T13) and remove dead wood from one Corsican Pine (T14)
STATUS: Conditional Consent 29th January 2001.

Consultations
None

Neighbour Representations
None

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 and Residential Amenity

With the existing property having upvc doors the materials would not change and would be harmonious. The front door will alter in design, but it is not considered that the change would detract from the overall aesthetic of the building. The proposed door replacement changes style of opening but this would not alter the appearance to a demonstrable level. The installation of an access stairs would not significantly alter the visual amenity of the site and would be considered a feature that is acceptable within a residential area with flats often having a wide range of accessibility features.

The proposed replacement would utilise existing door openings and would not give rise to harm to neighbour amenity. The platform and step would be raised but would direct the user down to their own patio in proximity of their own windows. The alteration from the existing is not considered to worsen residential amenity of the neighbouring property.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials

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: Finlay Gardner Date: 05/01/2026

Authorised by: Louise Prew Date: 05/01/2026