

Development Management – Delegated Officer Report

Application Number: AWDM/0948/26

Recommendation: – APPROVE

Site: Clive Court Clive Avenue Worthing West Sussex

Proposal: Replacement of common entrance door to front (west) and rear (east) elevations.

Date of Site Visit: 18/08/2026.

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site, Clive Court, is situated within a residential area in Worthing. The application site comprises a two-storey residential building containing various apartments, with a pitched roof and a combination of brick, render and tiled finishes. A driveway runs along the right-hand side of the building towards a few garages, with an area of greenery and hardstanding to the rear.

The surrounding area is varied in character, with a primary school located to the north-east and bungalows situated opposite the application site. The area is relatively verdant in appearance.

The site is not a listed building or located within a conservation area. There are no trees subject to Tree Preservation Orders affecting the site.

Proposal

Planning permission is sought for the replacement of the common entrance doors to both the front (west) and rear (east) elevations.

The existing doors consist of single-glazed decorated timber. The proposed doors are to be white uPVC double-glazed.

Relevant Planning History:

No relevant planning history.

Consultations

None undertaken.

Neighbour Representations

None received.

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5
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 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

Firstly, the proposed works to replace the common entrance doors to both the front (west) and rear (east) elevations are minor in scale. Whilst the materials would change from decorated timber to white uPVC, this is considered visually acceptable. The methods of opening would remain the same. The proportions of the proposed doors would be slightly different to the existing; however, this is such a minor change that it would be barely noticeable from the street. Overall, the proposed replacement doors would not result in any harm to the visual appearance of the building or surrounding area.

Residential Amenity

There are no additional or enlarged openings resulting from this application. Other than for some minor inconvenience during the fitting of replacement doors, the proposal would not have any detrimental impact on the residential amenities of neighbouring properties.

The proposed double glazing would provide a greater level of thermal insulation than the existing single-glazed doors.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit

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: Tom Westerman Date: 08/09/2026

Authorised by: Jo Morin Date: 09.09.2026