

Planning Supporting Statement

Replacement of Existing Raised Decking – 48-50 Clarendon Road, Worthing

This application seeks approval for the replacement of the existing raised timber decking at 48 & 50 Clarendon Road. The applicant owns both properties.

The current structure is of poor-quality construction, showing clear signs of age, weathering, and deterioration. Its design and materials no longer provide a safe, durable, or visually coherent external amenity space.

The proposal involves removing the existing timber deck and installing a new raised terrace constructed from grey composite decking with a glass and slimline metal balustrade system.

The new materials offer significantly improved longevity, weather resistance, and safety, while reducing ongoing maintenance requirements. Composite decking provides a high-quality, contemporary finish that remains sympathetic to the character of the property and surrounding residential context.

The replacement structure follows the same footprint and height as the existing deck, ensuring no additional overlooking, overshadowing, or change in relationship with neighbouring properties. The introduction of a transparent glass balustrade reduces visual bulk compared with the current timber railing, resulting in a lighter and less intrusive appearance.

Overall, the proposal represents a like-for-like replacement in planning terms, upgrading a deteriorating structure with a more robust, attractive, and sustainable alternative. The works will enhance the usability and safety of the outdoor space without giving rise to any adverse amenity or character impacts.



Existing decking