

Development Management – Delegated Officer Report

Application Number: AWDM/0400/26 **Recommendation:** – APPROVE

Site: 3 Aldsworth Parade Worthing West Sussex BN12 4TX

Proposal: Replacement shopfront

Date of Site Visit: 29.06.2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application relates to a ground-floor commercial unit within a mid-C20, 3-storey commercial building on the north side of Aldsworth Parade. The unit is in use as a hairdresser's (Class E). Adjoining to the east is a triple unit occupied by 'Goring Food & Wine'. The upper floors (No.1) are in commercial office use with separate entrance to the east of Goring Food & Wine. Attached to the west is a 2-storey building in use as solicitors offices (GWCA). The parade fronts a service road in-between Goring Way and the roundabout junction with Aldsworth Avenue.

The site is located within a designated local shopping parade.

Proposal

Permission is sought to replace the existing grey aluminium framed shopfront with a new black aluminium shopfront.

Relevant Planning History: None.

Consultations: None undertaken.

Neighbour Representations: None received.

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM6, DM13
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance

Planning Assessment:

The upgrading and updating of commercial premises can be supported in principle in the interests of maintaining the visual attractiveness and vibrancy of the local shopping parade in accordance with policy DM13. The matters for consideration are the visual impact of the new shop front on the locality and any impacts on residential amenity.

Visual Amenity

The overall proportions of the shopfront will not be significantly altered with the size/position of the door and stall-riser to remain as existing. The main proposed change is to the shop window which will be sub-divided vertically into 3 equal parts with openable transom lights fitted above each.

There is no strong consistency in the detailed design, colours or materials of the shopfronts in this block or the parade generally. Consequently, the change in appearance resulting from the proposed black framing and altered sub-divided proportions of the shop window will have no significant harmful impacts for the visual amenity of the area.

Residential Amenity

There are no residential properties in immediate proximity to the premises.

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: Jo Morin Date: 02.07.2026

Authorised by: Peter Barnett Date: 3 July 2026