# Development Control – Delegated Officer Report

**Application Number: AWDM/0554/25 Recommendation: APPROVE**

**Site:** Guildbourne House Chatsworth Road Worthing West Sussex

**Proposal:** Removal of existing entrance canopy and new entrance door installation.

**Date of site visit:** 12/06/2025

**Neighbours checked:** None

**Additional neighbour notifications**: N

**Site and Surroundings**
The site relates to a seven storey office building with its entrance on Chatsworth Road. The office was formerly occupied by Environment Agency and is now in the process of being re-let. The area is largely commercial in nature although there are some residential houses on Chatsworth Road to the north-west of the site.

The site is within Worthing Town Centre (Chapel Road South character area) and within a key office location (Chatsworth Road).

The site is not within a conservation area and does not contain a listed building.

**Proposal**
The proposal is to remove the existing entrance canopy and install new doors to the entrance. The new doors will be powder coated grey anthracite. The changes are to provide more light to the entrance area, a more accessible entrance and to discourage smoking around the entrance.

**Relevant Planning History:**

AWDM/0588/25: 2no. marketing banners for office space to let to East and West of entrance off Chatsworth Road.
Pending consideration

AWDM/0752/20: Alterations to the southern stairway, including replacement windows to obscure glazed aluminium, replacement of timber fascias to uPVC and replacement drain pipes. Permitted 21 July 2020

**Consultations:**
None

**Representations:**
None received

**Relevant Planning Policies**

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM11
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance

**Planning Assessment**

There is no objection in principle to extensions and alterations to commercial buildings within the built-up area. The upgrades to the building will enhance the office offer which will allow the building to be more easily let in line with the direction of policy DM11 (Protecting and Enhancing Employment Sites ) of the Local Plan.

The key considerations are the effects on the visual and residential amenities of the locality.

***Visual Amenity***
The proposed change will modernise the building removing the outdated entrance canopy and replacing it with grey anthracite doors. The change is considered acceptable in visual amenity terms.

Improvements to accessibility are considered to be a positive change.

***Residential Amenity***
The change will have no impact on residential amenity.

**Recommendation**

**APPROVE** subject to Conditions:-

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: Louise Prew Date: 13/06/2025

Authorised by: Peter Barnett Date: 13 June 2025