

Development Management – Delegated Officer Report

Application Number: AWDM/0960/26

Recommendation: – APPROVE

Site: 211A Tarring Road Worthing West Sussex BN11 4HW

Proposal: REMOVAL OF EAST SINGLE CHIMNEY STACK TO ROOF LEVEL.

Date of Site Visit: 27/08/2026.

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site, 211A Tarring Road, is situated within an established residential and commercial area in Worthing. The application property is situated behind and above 211 Tarring Road, which is currently in commercial use. The surrounding area consists largely of mixed-use buildings, with apartments at upper-floor level and commercial uses at ground-floor level. The application property is situated on a corner plot, fronting Tarring Road, with its main entrance located along Eton Road.

The site is not a Listed Building and is not situated within a Conservation Area. There are no TPO trees present on the site.

Proposal

Planning permission is sought for the removal of the existing single chimney stack at roof level on the eastern side. The existing brick chimney is to be removed, with the resulting roof area infilled using roof materials to match the existing building, including slate roof tiles and clay ridge tiles.

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

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

The brick chimney stack is located on the eastern slope of the rear offshoot. It is 1.13m wide and 0.45m wide with decorative brick edging at the top and 3no terracotta pots, having an overall height of 2.75m. The removal of the attractive chimney will result in some loss of original character to this late Victorian building. However, the property is not within a conservation area. There will be no significant adverse impacts on visual amenity. The area where the chimney is currently located will be infilled with roof build-up to match the existing building, including the use of slate roof tiles and clay ridge tiles. The works will therefore ensure that the appearance of the roof is appropriately reinstated.

Residential Amenity

The proposed works are not considered to result in any material impact on the residential amenities of neighbouring properties. There may be some temporary and minor disturbance associated with the removal of the chimney; however, this would be limited to the construction period and would not result in any lasting impact on residential amenity.

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: Tom Westerman Date: 17/09/2026

Authorised by: Jo Morin Date: 21.09.2026