Expiry Date - 13/11/2025
Extension of Time -

Development Management – Delegated Officer Report

Application Number: AWDM/1138/25 **Recommendation: – APPROVE**

Site: **Downview Court Boundary Road Worthing West Sussex**

Proposal: **Installation/reinstatement of metal pedestrian, vehicular access gates and decorative trellis above boundary wall on eastern side of communal grounds to Downview Court**

Date of Site Visit: 03/10/25

Neighbours Checked: **Y**

Additional Neighbours Notified: **N**

Site and Surroundings

The site is located on a corner plot to the north of Boundary Road and to the west of Downview Road within a residential area of Worthing. The property comprises a 1930s four-storey purpose built block of flats with brick elevations, curved balconies and a flat roof. The building is surrounded by communal gardens laid out in a formal design intersected with footpaths to the entrances to the front, sides and rear of the building. There are dual vehicular entrance/exits to the front (south) of the site and a further pedestrian access and vehicular access to the east side of the site leading to the garages to the rear. The boundaries are formed by brick and knapped flint walls with high evergreen hedging behind.

The property is not within a conservation area and is not a listed building. There are protected trees to the east and west boundaries of the site.

Proposal

Planning permission is sought for installation of metal gates to the pedestrian and vehicular accesses on to Downview Road, and decorative trellis above the boundary wall, to the east boundary of the site.

The proposed gate to the pedestrian access would comprise a black powder coated metal gate with Art Deco sunburst design and security keypad. The gate would measure approximately 937mm wide x 1417mm high and would be fitted into the existing gap in the wall and attached by gate posts to the brick piers each side.

The proposed gate to the vehicular access would consist of a double gate with Art Deco sunburst design in black powder coated metal and would measure approximately 1500mm high x 3600mm wide attached by gate posts to the brick piers to each side and fitted with a security keypad. All gates would open inwards.

Sections of matching sunburst design black powder coated metal trellis would be installed on top of the wall each side of the vehicular gate and to a small section of the north boundary wall. The trellis would be in sections and measure approximately

4500mm long x 400mm high to the south side of the gate, 2200mm long x 400mm high to the north side of the gate and 3900mm long x 400mm high to the north boundary wall.

The keypad locks will be soldered on the central opening of the right hand side of the double gate approximately 1.22m from the ground and the same height also on the right hand side of the pedestrian gate.

The trellis above the walls will be soldered to fixing posts erected close to the wall (Downview Court side) in concrete footings but not physically attached to the wall to prevent any damage to it over time. Soil and/or lawn will be replaced to cover the concrete footings.

Relevant Planning History:

04/08/2025 – Pre-application advice given stating that planning permission was required for the installation of gates in this location.

AWDM/0606/17 - Application for consent under Worthing Tree Preservation Order No.20 of 2002 to reduce crown height by up to 5 metres, and reduce radial spread by up to 3 metres, one tree Lime Tree T3.
STATUS: Application Permitted 19th June 2017.

Consultations:

WSCC Highways - *The site is accessed from Downview Road, an unclassified road subject to a speed restriction of 30 mph.*

Typically for vehicle access gates the LHA would request that gates be set back at least 5m from the carriageway edge, to allow for cars to pull in and wait whilst the gates are in operation. The footway width in this location would allow for a car to be partially removed from the carriageway. Nevertheless, any obstruction of the public highway whilst the gates are being operated would be considered temporary in nature and given the context of the road in this location, would not be anticipated to result in a highway safety concern.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

Tree and Landscape Officer – No comments received

Neighbour Representations:

None received

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2024)
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 and any impact on highway safety.

Visual Amenity

The building is 1930s design and has Art Deco features throughout the building including sunburst motifs to the interior doors, fireplaces and signage. The proposed gates and trellis with their sunburst design would be consistent with the design period of the building and would be an attractive and sympathetic addition to the property. The use of black powder coated metal would ensure that the gates are protected from the elements and would not deteriorate in appearance.

It is understood that there were originally gates to these access points, and there is some evidence of this with the presence of brick piers each side of the accesses, however these have long since been removed. It is reasonable to accept however, that there were once gates in these positions and reinstatement in a suitable design is considered acceptable.

The open design of the gates would retain views through the site and would not appear as a solid imposing boundary treatment. The height of the gates has been designed so that it provides the security required for the site but is not excessive. To prevent people simply stepping over the existing wall either side of the vehicular gate, and to a small section of the north boundary, trellis in a matching sunburst design would be installed above the walls to match the height of the gate (approx. 1.5m). The trellis would infill the sections where there is no tall hedging that already prevents access.

The design, scale and materials of the proposed gates and trellis are considered to respect the character of the building and the wider area and would have no adverse impact on the visual amenities of the locality.

Residential Amenity

The proposed gates would increase security for the residents of the flats which is identified as an issue in the submitted Design and Access Statement as follows:

'The rationale for reinstatement is rooted in the safety, security and wellbeing of our residents. We have experienced several instances of anti-social behaviour on the premises, particularly in the rear garden and garage areas. These have included thefts from locked garages (damaging the doors and locks), removal of unusual plants and feature ornaments, and continued casual unauthorised use of the grounds by dog walkers, joggers, cyclists, and groups of youths. Despite clear signage identifying the land as private, such notices are routinely ignored. This has led to a number of distressing confrontations with residents, many of whom are elderly or vulnerable.

By reinstating these gates, we aim to provide a clear physical and visual boundary, helping to deter casual intrusion and reinforce that the grounds are not public thoroughfares.'

The gates would increase security for the residents without any harm to amenity.

Trees

The outer branches of the protected tree to the east boundary of the site is situated over 4.5m from the edge of the proposed trellis which would be fixed by poles in concrete footings. There would be no harm to the protected tree as a result of this application.

Highway Safety

As referred to in the WSCC Highways response, typically vehicular gates should be set back a minimum of 5m from the carriageway to allow cars to pull in and wait while the gates open, which has not been achieved by this proposal. They have however noted that the width of the footway would allow for a car to be partially off the carriageway and given that any obstruction to the highway would be temporary in nature, they do not anticipate any highway safety concern.

There are no highway grounds to resist the proposal.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. The proposed gates and trellis shall be of the design, materials and dimensions detailed on approved drawing number: P2507/PL04 REV P3 and shall be retained as such thereafter, and shall at no time be replaced other than on a like for like basis and unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the character of the street scene, in the interests of visual amenity, having regard to policy DM5 of the Worthing Local Plan.

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:	Amanda Haslett	Date:	13/11/25
Authorised by:	Jo Morin	Date:	13.11.2025