

Development Management – Delegated Officer Report

Application Number: AWDM/1600/25

Recommendation: – APPROVE

Site: Top Floor Flat 98 Haynes Road Worthing West Sussex

Proposal: Replacement roof tiles

Date of Site Visit: 15/01/2026.

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site comprises the top-floor flat within 98 Haynes Road, located within an established residential area of Worthing. The building is a two-storey, semi-detached property with a pitched roof. Garden areas are situated to both the front and rear of the building. There is no off-street parking associated with the site. The building is subdivided, with the ground-floor flat forming a separate residential unit.

The property is not a listed building and is not located in a conservation area. There are no Tree Preservation Orders affecting the site.

Proposal

Planning permission is sought for the replacement of the existing roof covering of the property.

According to the applicant's covering letter, the proposed works seek to replicate the roofing tiles recently installed at No. 102/104 Haynes Road.

The proposed roofing material is the Sandtoft Concrete Plain Tile, in the colour Antique Brown, with a granulated (sanded) finish.

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 2024)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

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 proposed roof replacement is to replicate the roofing tiles recently installed at 102/104 Haynes Road. As such, the materials proposed will not appear out of place. The roof replacement will not appear visually out of keeping and will not detract from the character of the area.

Residential Amenity

Other than for some minor inconvenience during the fitting of the replacement roof, the proposal would not have any detrimental impact on the residential amenities of neighbours.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard Time Limit
3. Materials as Stipulated

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: 19/02/2026

Authorised by: Jo Morin Date: 19.02.2026