Expiry Date - 20/05/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0361/24 Recommendation – APPROVE

Site: 73 Offington Drive Worthing West Sussex BN14 9PS

Proposal: Remove existing front door and replace with a composite door

Date of site visit: 24/04/2024.

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application site is a two-storey building on the south-western side of Offington Drive, a residential street which comprises primarily two storey flats and houses. The property contains purpose built flats and no. 73 is a first floor flat located on the bend of the road and the door is located on the south-eastern elevation.

The property is not located within a conservation area, nor is the building listed.

Relevant Planning History: None

Consultations: None

Representations: None received.

Relevant Planning Policies

Worthing Local Plan: Policy DM5
National Planning Policy Framework 2023
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment

There is no objection in principle to the replacement windows to residential flats within the built-up area. The key issues are the effect on the residential and visual amenities of the locality.

Visual Amenity

The existing door is in poor condition. The replacement of the door will improve the existing relationship with the street scene. There is not

considered to be any unacceptable harm to the street scene, the character and appearance of the building or overall area.

Residential Amenity

The proposed replacement will the pre-existing door and does not give rise to harm to neighbour amenity.

Recommendation

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit

Informative

1. Approved without amendment

Is recommendation contrary to letter(s) of representation? N

Case Officer: Finlay Gardner Date: 16/05/2024

Authorised by: Louise Prew Date: 17/05/2024