Development Control – Delegated Officer Report

Application Number: AWDM/1183/25 **Recommendation: Approve**

Site: **9 The Broadway, Brighton Road, Worthing**

Proposal: Alterations including installation of replacement timber doors and window, repositioned and rebuilt brick pier on boundary wall, installation of solar panels to rear roofslopes.

Site visit: 07.10.2025

Neighbours checked: Y

Additional neighbour notifications: Y Re-consultation of corrected address 04.03.2026 Site notice posted 07.10.2025

Proposal, Site and Surroundings

The application relates to a single storey store building attached to the rear of the commercial premises at 9 The Broadway. This is an end of terrace property with frontages onto Brighton Road to the south and Warwick Gardens to the east where the store building is located. The ground floor premises are in use as a barber shop and hair salon.

The site is within the Steyne Gardens Conservation Area and is identified as a local interest building.

The site is within the Secondary Frontage area of the Town Centre Primary Shopping Area and is within the Warwick Street/Brighton Road Town Centre Character Area.

The application relates to the installation of a ground floor entrance door opening on the east elevation which has been recently installed to facilitate subdivision of the ancillary store room to provide a separate class E unit. A change of use to class E has been deleted from the description as this relates to subdivision only. Revised plans have been received during the course of the application and proposes replacement of the existing unauthorised aluminium door and window and installation of part glazed/ panelled timber doors and window. Alterations to the fenestration within the rear court are also indicated. The application also proposes the installation of solar panels to the roof of this rear section of the building, and repositioning and rebuilt boundary wall pier to the east site boundary.

Relevant Planning History:
None relevant

Consultations:

The **Highway Authority** has commented as follows:

This application seeks the change of use from a store room to retail unit (E Class), with part-retrospective external door, repositioned and rebuilt brick pier on boundary wall, and solar panels within rear yard flat roof. The site is located on Warwick Gardens, an unclassified road subject to a speed restriction of 30 mph.

The repositioned brick wall will improve manoeuvrability for vehicles accessing the proposed off-street car parking space. I would request that the existing dropped kerb be widened to match the relocated wall, as this will help facilitate better access to this car parking space without bumping, and potentially damaging, the existing kerb. Such works will be subject to a licence obtained from WSCC, and constructed to a specification agreed with a WSCC Highway Area Engineer.

The proposed unit is relatively small in scale, so the proposed change of use would not be anticipated to give rise to a significant material intensification of movements to or from the site.

As mentioned above, there is off-street parking fronting the site, and the site is sustainably located, meaning staff and customers have a variety of means to access the site without relying on the private car.

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.

If the LPA are minded to approve the application, the following informative should be applied:

Vehicle Crossover – Minor Highway Works
The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page:
https://www.westsussex.gov.uk/roads-and-travel/highway-network-permits-and-licences/highway-licences/west-sussex-county-council-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways/

The Council's **Environmental Health Officer** has confirmed no adverse comments.

Representations:
None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM24
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance
Steyne Gardens Conservation Area Character Appraisal 2024

Planning Assessment

There is no objection in principle to alterations to buildings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality, and the impact on the character and appearance of the conservation area.

Given the scope of work proposed there would be no significant impact on the amenities of neighbouring occupiers.

The proposed works would remove the recently installed unauthorised aluminium door and window which appears as an unsympathetic and incongruous addition in relation to the character of this building. The existing building has predominantly timber casement windows. Ground floor doors in the neighbouring commercial premises are timber.

The proposed replacement doors and window on the east elevation would be timber and have been designed as a pair with a panel at the base of each section and arched glazing above and with a fixed fanlight window across the top section. The materials, proportions and detailing have been improved from the unauthorised doors and overall would be similar to the style of the existing timber doors set within the adjacent bay window. The panel detail can be secured by condition to match the existing door panels to ensure an appropriate appearance. On this basis the proposals would provide an acceptable appearance and would not cause any significant harm to the character of the conservation and would secure a suitable replacement for the unauthorised doors.

Alterations within the courtyard would include two replacement windows in UPVC. These would not be visible in the streetscene and would not cause any significant harm in this position.

The solar panels would be positioned on the roofslopes facing inwards where they would be enclosed and set behind the existing parapet wall on its east side where they would not protrude and would not be readily visible. A condition will be included ensuring the PV panels are installed no more than 100mm from the roofslope and not above the parapet. The sustainability benefits of the proposal are acknowledged and in this instance there would be no significant harm to the visual amenities of the site or to the character of the conservation area.

In relation to the boundary wall alterations, this would involve removing the existing pier to facilitate a reduction in the length of the wall by approximately 0.9 metres and reinstatement of the pier to match existing. This is a relatively small change to the existing wall which would enable improved access to the existing parking area. No objection has been raised by the Highway Authority in terms of parking, access or highway safety. On balance the proposal is considered acceptable.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Works to install timber door/window to east elevation to be completed with 3 months
4. Matching materials, and including painted timber window/door with panel and detailing to match the existing doors to east elevation
5. Solar panels to project no more than 100mm and not above parapet

Informative:

- The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
- Highway licence required

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

Case Officer: Rebekah Hincke Date: 26.03.2026

Authorised by: Louise Prew Date: 26/03/2026