Expiry Date - 30/10/2025
Extension of Time -

Development Management – Delegated Officer Report

Application Number: AWDM/1130/25 **Recommendation: – APPROVE**

Site: **Flat 2 St Simons Court 44 Mill Road Worthing**

Proposal: **Construction of a raised platform adjacent the garden door, replacement window and door set to South elevation**

Date of Site Visit: 10/10/2025

Neighbours Checked: **Y**

Additional Neighbours Notified: **N**

Site and Surroundings

The site is located to the north side of Mill Road within a residential area of Worthing. The property is a sheltered accommodation unit in a purpose built block extending to the north over 2 and 3 storeys, with brick elevations and white UPVC windows and doors and inset balconies in the sloped roof to the front. Flat 2 is located on the ground floor to the front (south) of the building. The property is set back from the road behind a flint and brick wall, communal garden and bin storage area and a hardstanding and driveway leading to the rear along the west side of the building. The west boundary has a close board fence of approximately 1.8m high and there are some mature trees along this boundary and to the rear of the site. These trees are not protected but do provide some privacy between the application site and No 46 Mill Road.

The property is not a Listed Building and is not within a Conservation Area.

Proposal

Planning permission is sought for the construction of a raised platform adjacent to the garden door and replacement window and door set.

A raised platform would be constructed to the front (south) of the building immediately outside the garden door and measuring 1.8m x 1.2m. The platform would provide level access from the flat and would be finished in slip resistant concrete pavers and face brick walls.

The existing window and door set would be replaced in white UPVC within the existing opening but with a wider door to accommodate wheelchair access.

Relevant Planning History:

Flat 14 - AWDM/0530/20 - Platform and steps with galvanised handrails to west elevation with path connecting to existing path.
STATUS: Application permitted – 28.05.2020

Consultations

WSP - Following a review of the submitted information, we have no objection on surface water grounds. Due to the site, size, location, and type of development we would recommend the approval of the application.

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 platform would be visible from the road due to its location at the front of the building but would be set back and close to the building. Although visible, the development would not appear out of character with the domestic use and appearance of the flats and would not appear dominant or intrusive in the street scene.

The design, scale and materials of the proposed platform and replacement window and door set are considered appropriate in context with the property and to facilitate disabled access. The proposal would not have any significant adverse impact on the appearance of the block of flats, the character of the street scene or the visual amenities of the locality.

Residential Amenity

The proposed platform and replacement window/door set would provide level access to accommodate a wheelchair and would not have any detrimental impact on the residential amenities of adjacent occupiers.

The works are therefore considered acceptable.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit

3. Matching bricks for platform

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:	29/10/25
Authorised by:	Jo Morin	Date:	29.10.2025