Expiry Date - 16/10/2025

Development Management – Delegated Officer Report

Application Number: AWDM/1079/25 **Recommendation – APPROVE**

Site: **24 Warner Road Worthing West Sussex BN14 8DP**

Proposal: **Ramp and platform to provide level access and replacement door**

Date of site visit: 21/10/2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located on the eastern side of Warner Road, a residential street in east Worthing with a courtyard parking area to the rear. The property contains a flat located in a terrace of flats. The property has communal gardens to the front screened by hedging and very low front wall with a driveway and paved front garden. The access to the site is from the rear off the parking area.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

Planning permission is sought for the construction of a platform and ramp to provide level access. The ramp will be enclosed by metal railings. A replacement front door is also proposed going from a pair of French doors to a single door and larger windows to the south.

Relevant Planning History:
None

Consultations:
None required

Representations:
None received

Relevant Planning Policies
Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (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.

Visual Amenity
The proposal is of standard form, design and materials for this type of development and is required to facilitate disabled access to the property. The proposed ramp would not be visible in the street scene as it is to the rear of the flats. The proposed ramp is considered to be a necessary addition to the property and would not have any significant adverse impact on the appearance on the building, the character of the street scene or the visual amenities of the locality.

Residential Amenity
The proposal would significantly benefit the occupant and would be of a modest scale, sufficiently set within the site to not affect any neighbouring occupiers.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit

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: Finlay Gardner Date: 21/10/2025

Authorised by: Louise Prew Date: 21/10/2025