Expiry Date - 24/09/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0933/25 **Recommendation – APPROVE**

Site: **Top Floor Flat 7 Ethelred Road Worthing West Sussex**

Proposal: **Reconstruction of existing rear balcony and staircase for first floor flat (Flat 2).**

Date of site visit: 9th September 2025.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site, Flat 7 Ethelred Road, is situated within an established residential area in Worthing, West Sussex. The building is two-storey with a pitched roof and is divided into flats. To the rear of the building, a balcony and staircase (to which this application relates) is located. A good degree of vegetation and walls separates the building from the neighbouring properties.

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

Proposal

Planning permission is sought for the reconstruction of the existing rear balcony and staircase for the first floor flat.

The proposed reconstructed balcony and landing are to be the same size and height as the existing and will consist of the same materials as the existing. The staircase will now be of metal construction rather the existing timber staircase.

Relevant Planning History:

No relevant history.

Consultations:

None.

Representations:

Neighbour Comments

A representation has been received from the neighbour at No.9 with comments made in support of the application.

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

Firstly, the existing balcony, landing and staircase are in a poor condition and unsafe for use.

The proposed reconstructed balcony, landing and staircase would be the same size and height as the existing. As such, it would be subsidiary in form and scale to the existing building and would be finished to the same materials to match the existing balcony and landing. The staircase is proposed to be of metal construction, which differs from the existing timber staircase, however this is an acceptable change.

The proposed reconstructed balcony, landing and staircase is to the rear of the building and only glimpsed views of it will be visible from the road. The reconstructed balcony, landing and staircase will not appear visually out of keeping and will not detract from the character of the area.

Residential Amenity

With the proposals being the reconstruction of an existing balcony, landing and staircase to the same size and height as the existing, no neighbouring properties are to be impacted.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit

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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:	16/09/2025
Authorised by:	Peter Barnett	Date:	16 September 2025