

## **Development Management – Delegated Officer Report**

**Application Number:** AWDM/0211/26      **Recommendation:** – APPROVE

**Site:**                5 The Acre Close Worthing West Sussex BN11 4LW

**Proposal:**        Replacement door and window to rear

**Date of Site Visit:** 09/03/2026

**Neighbours Checked:**    Y

**Additional Neighbours Notified:**        N

### **Site and Surroundings**

The site is located to the east side at the end of The Acre Close within a residential area of Worthing. The property comprises a semi-detached building occupied as two flats, one to the ground floor and one at first floor. The application relates to the ground floor flat. The building has brick elevations, a tile hung bay to the front, UPVC windows and a hipped roof. The property is set back from the road behind a low wall and front garden.

The property is not within a conservation area and is not a listed building. There is a group of protected trees adjacent to the rear of the site.

### **Proposal**

Planning permission is sought for a replacement door and window to the rear elevation.

The existing timber window and door set to the rear of the property would be replaced in UPVC. The new door would glazed with a solid mid rail and would include a fanlight above. The new window would extend up to include the old fanlights and have two larger top opening windows above a fixed pane.

### **Relevant Planning History:**

Various replacement UPVC doors and windows throughout the street.

### **Consultations**

None required

### **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 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 replacement door and windows differ in design, division, openings and frame size to the existing door and windows, although there is no particularly consistency in relation to fenestration design at the rear of this building, with a mix of styles being present. The door design is similar to another door to the rear of the building. Despite the differences between the existing and proposed door and windows, it is recognised that in their position to the rear of the property, where they are not visible from any public vantage point due to the very dense screening provided by the group of protected trees to the east of the site, they would not result in any significant harm to the character of the area.

There would be no adverse impact on the visual amenities of the locality as a result of this proposal.

### ***Residential Amenity***

There are no additional or enlarged openings resulting from this application. Other than for some minor inconvenience during the fitting of replacement windows, the proposal would not have any detrimental impact on the residential amenities of neighbours.

The proposed windows would enhance energy efficiency and greatly improve the thermal capacity of the property, enhancing the living conditions for the occupants and resulting in a sustainable development.

## **Recommendation:**

**APPROVE** subject to condition(s):-

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: Amanda Haslett Date: 15/04/26

Authorised by: Jo Morin Date: 16.04.2026