Expiry Date - 26/05/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0400/25 **Recommendation – APPROVE**

Site: **20 Offington Avenue Worthing West Sussex BN14 9PH**

Proposal: **Single storey rear and side extensions and garage conversion. Rooms in roof consisting of rear dormer and rooflights**

Date of site visit: 03.06.25

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the north side of Offington Avenue within a predominantly residential area of Worthing. The property comprises of a semi-detached, two-storey house with brick and rendered elevations, a tile hung bay to the front and tiled roof. The property is set back from the road behind a brick wall, front garden and driveway leading to an attached garage at the side. There is a good size garden to the rear. The property has been extended to the side and rear with a detached wooden store, pergola and store on the eastern boundary at the rear. There is mature trees and landscaping to the boundaries.

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 a single storey rear extension measuring 7.5m deep by 6.8m wide with a part flat and part pitched roof. The pitched roof would have rooflights to the east and west roof slopes. The extension would have large doors to the rear and two high level windows to the east elevation.

The application would also involves extensions to the side/rear to link with the existing garage which would be converted to a cloak room and utility room. A door and window to a wc is proposed in the east elevation. A bay window is proposed to the front elevation. The extension would be finished in brick and render to match the house.

The application also proposes a rear pitched roof dormer with a partly hipped end. Small roof lights are proposed to the front and east roof slope.

Relevant Planning History:

WB/0669/78 – Erection of 2 storey extension at side to provide garage on ground floor and bedroom with shower room on first floor.-APPROVED

Consultations:

WSCC Highways

The site is currently accessed via an existing vehicular crossover. The proposal does not intend to alter the existing access arrangements for the site. The proposal would not result in any additional bedrooms, and therefore the LHA would not anticipate an increase in vehicular movements at the existing access point. The proposal would result in the loss of the garage and therefore the loss of one parking space. However, there appears to be space on the existing driveway hardstanding for at least two vehicles to park, with additional parking accommodated on-street. The LPA may wish to consider the potential impacts of this development on on-street parking from an amenity point of view.

As result of the loss of garage space, the LPA may wish to consider securing alternative cycle storage to promote sustainable transport methods and reduce the reliance upon the private car.

Conclusion
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.

Representations:

None Received

Relevant Planning Policies

National Planning Policy Framework
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Worthing Local Plan 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)

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 primary extension would be to the rear and partly to the side of the property, the only element visible would be to the front of the existing garage which would be set well back from the street and involve a bay window. The application would also involve a dormer window to the rear which due to the design and set back of the property would not be unduly prominent.

The extension would be in scale and character with the existing house. No 22 has a large extension to the rear deeper that proposed extension which is part glazed.

There would be no adverse impact on the character of the property or the visual amenities of the locality as a result of this extension.

Residential Amenity

The most affected properties are the neighbours to the sides No 18 and 22 Offington Avenue.

No.22 is the adjoining semi to the west side which has rear extensions of approximately 8m deep and a fence/hedging to the boundary. The proposed extension would be set off the boundary with No 22 by approx. 0.6m. There appears to be windows to the existing east elevation of part of the extension to No 22 but these are screened by existing fencing which would be retained. The extension to No 22 appears to date back partly to an extension approved in 1972. In view of the existing large extension to No 22 and the existing boundary treatment the proposed extension to No 20 would not appear overbearing or oppressive to these neighbours and being east would not result in detrimental overshadowing or loss of light. There are no openings proposed to the west side elevation of the proposed extension and no overlooking or loss of privacy would occur.

No 18 Offington Avenue is situated to the east and set further forward. The property is close to the eastern boundary of No 22. The boundary consists of fencing, a shed, a pergola and further store much of which is covered in a climbing plant. The proposed side and rear extension and conversion of the garage would be set approx. 1.1m closest to the rear of this neighbouring property and approx. 0.8m further away down the garden. Although this proposed extension would project well beyond the rear of No 18 in view of the existing structures on the boundary it is not considered that the visual impact would be any greater than existing and would not appear overbearing or oppressive to No 18. The application proposes a door and window to a wc closest to the rear of No 18, both of which are set off the boundary, with existing windows already facing east towards No 18 from the current site layout of No 20 it is not considered that the proposed extension it would cause detrimental overlooking to this property. Further high level windows to the north are not considered to cause detrimental overlooking. The extension would be west to

north-west of No 18, however in view of existing structure and the relation it is not considered that the proposal would cause detrimental overshadowing.

Car Parking

The proposals will result in the loss of an existing garage. However, there is suitable space retained within the existing driveway to accommodate an appropriate amount of off-street car parking provision, as per WSCC Parking Standards. The rear garden retains sufficient space for cycle parking.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No additional openings

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.

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

Case Officer: Jackie Fox Date: 09.07.25

Authorised by: Louise Prew Date: 15/07/2025