

Development Management – Delegated Officer Report

Application Number: AWD/0772/26

Recommendation: – APPROVE

Site: 58 Palmerston Avenue Worthing West Sussex BN12 4RN

Proposal: Demolition of existing outbuilding and erection of wraparound single-storey extension to the east and north elevation

Date of Site Visit: 30/07/2026.

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site, 58 Palmerston Avenue, is situated within an established residential area in Worthing. The site comprises an end-of-terrace two-storey dwelling with a pitched roof. The immediate locality is characterised predominantly by two-storey terraced housing set within individual plots, typically with private rear gardens. The application property follows this established pattern. The site is situated on a corner and therefore fronts two roads, Palmerston Avenue and Barrington Road. A brick wall separates the private rear garden from the public pavement and Barrington Road.

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 demolition of an existing outbuilding and erection of a wraparound single-storey extension to the rear (east) and north (side) elevation.

The proposed wraparound single-storey extension will extend to a maximum depth at the rear of the property of approximately 3.99m and 6.91m wide. The rear part of the extension will feature a flat roof with a height of approximately 2.68m.

The side element of the extension is approximately 6.34m in depth and 1.76m in width. The side element contains a mono-pitched roof with a height of approximately 3.26m.

The rear extension element will be finished in render and will contain a flat roof. Double doors and a window are proposed on the rear (east) elevation. A rooflight is proposed on the roof.

The side extension element will be finished in brick to match the existing property and side wall around the site boundary. A rooflight is proposed on its mono-pitched roof. A door is proposed at the front of the side element. A 200x200mm post is also proposed.

No side openings are proposed on the walls of the extension.

Relevant Planning History:

No relevant planning history.

Consultations

Southern Water

"Thank you for your correspondence, please see our comments below regarding the above application.

Existing Southern Water Assets – General within boundary but no tree, buildings, assets within standoff distance (approximate):

Please see the attached extract from Southern Water records showing the approximate position of our existing sewer and water main assets crossing/in the vicinity of the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised. To get in contact to confirm the exact position of the asset please visit;

https://www.southernwater.co.uk/media/ph4fk3pe/ds-location-of-rising-mains_pb.pdf.

For information on required stand off distances from public sewers please refer to:
<https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf>

Existing Gravity Sewer - tree, buildings, assets within stand-off distance:

The 150 mm diameter gravity sewer requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access. No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water. All existing infrastructure should be protected during the course of construction works. Please refer to:

<https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf>

Condition:

In order to protect public sewers, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; The developer must agree with Southern Water, prior to commencement of the development, the measures to be taken to protect the public sewers

Rear/side extension build-over/close-to a sewer:

'It appears that the developer is intending to build-over/close-to a public foul sewer which is crossing the site. Building over a "public sewer" is not normally permitted by Southern Water. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern

Water to allow building-over/close-to the sewer. The length of sewer to be built over under the terms of Part H of the Building Regulations dictates that the matter is determined by the sewerage undertaker, which in this case is Southern Water. The conditions and application associated with the build-over/close-to a public sewer are available at Southern Water's Get Connected service:

<https://developerservices.southernwater.co.uk>.

Condition:

'In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site. If this happens, please call our Customer Service Desk on 0330 303 0119.

For further assistance, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (TEL: 0330 303 0119)

Website:

southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk"

Planning Officer Response: The agent has confirmed that, as part of the proposed build-over works, a CCTV survey would be undertaken to establish the exact position, size and condition of the drainage infrastructure. It is further noted that the proposed extension cannot commence until the necessary agreement with Southern Water has been obtained and that Southern Water may permit building over a public sewer, subject to appropriate protective measures being agreed.

The suggested conditions are not directly related to planning and should more appropriately be the subject of an informative advising the Applicant to obtain the necessary agreements from Southern Water.

Neighbour Representations

None received.

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2026)
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 extension would be subsidiary in form and scale to the existing building and would be finished in render to the rear and brickwork to the side, to match the existing building. As such, the extension would relate well to the existing property and would not appear out of place. The flat roof to the rear extension is considered acceptable given the relatively minor scale of the extension. The lean-to roof on the side element is also considered visually acceptable and, together with the brick finish, would complement the existing side elevation.

Whilst the rear extension would be finished in render, it is located to the rear of the property. Although it would be partially visible from the road, it would not result in an unacceptable visual impact. The side element would be more prominent from the public realm; however, it would be finished in brickwork to match the existing property and would therefore complement the host dwelling. Overall, the extension would not appear visually out of keeping with the existing property and would not detract from the character of the area.

Residential Amenity

The neighbouring property most affected by the proposed development is immediately adjacent at 56 Palmerston Avenue.

56 Palmerston Avenue

56 Palmerston Avenue is located to the south of the application site and comprises a two-storey terraced dwelling. The properties are separated by a combination of walls and vegetation.

Firstly, there are no side openings on the proposed extension that would directly face No. 56. No. 56 also contains an existing garden outbuilding which would partially screen the proposed extension. As such, the proposal would not result in any unacceptable overlooking or loss of privacy.

There are some openings on the GF rear (east) elevation of No. 56 which would be affected in terms of their receipt of light. However, given the position of the drainpipe, these openings appear to serve a kitchen. As such, less weight is given to any impact on the receipt of light to these openings. Moreover, whilst the proposed extension would have some impact, this would not amount to an adverse or unacceptable impact on the receipt of light to the openings on the rear elevation of No. 56.

The side element of the extension would not result in any unacceptable impact on residential amenity.

As a result of the above, the proposal would not result in any unacceptable overlooking or loss of privacy to neighbouring occupiers, nor would it result in an unacceptable loss of light.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to south side elevation of extension

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.

Southern Water Advice

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

Case Officer: Tom Westerman Date: 04/09/2026

Authorised by: Jo Morin Date: 07.09.2026