Expiry Date - 26/11/2025
Extension of Time - 09/02/2026

Development Management – Delegated Officer Report

Application Number: AWDM/1236/25 **Recommendation: – APPROVE**

Site: **42 Lavington Road Worthing West Sussex BN14 7SN**

Proposal: **Single-storey side and rear wraparound extension (following demolition of garage)**

Date of Site Visit: 18/11/2025

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings
The application relates to a property on the northern side of Lavington Road a road which comprises detached and semi-detached properties situated comfortably within their plots. Each of the properties has a long garden to the rear. A number of the properties have had a side and rear extensions, including the properties on both sides of the application site. The application site has an existing garage set back from the rear elevation of the host property.

A number of the properties along the road have converted the front gardens to provide off street parking. Some, have garages to the rear of the site such as Nos. 46-58.

Proposal
The proposed development relates to a single storey flat roofed extension to the rear of the application site which would protrude beyond the side elevation. There are proposed to be patio doors to the rear elevation of the new kitchen dining room, to the new office / bedroom 4 there will be a new window. The extension wraps around the side to create a new garage which will have space for a car. There are no openings within the side elevation on the new garage there is proposed to be a mono pitched roof.

Relevant Planning History:
None

Consultations
Planning Applications Highways
This application is for a single storey side and rear wraparound extension (following demolition of garage). The site is located on Lavington Road, an un-classified road subject to a speed limit of 30mph.

The proposal would result in the loss of the existing garage, but creation of a new garage to the south. One additional bedroom will be provided for the existing dwelling.

The internal dimensions of the proposed garage are approximately 2.3 x 8.5m. Whilst this does not meet the standard minimum internal dimensions of 3 x 6m for a single garage as set out in the WSCC Guidance for Parking at New Developments, it is

acknowledged that site constraints limit the width of the garage and it is likely that a small vehicle could park within the garage. There is sufficient depth to the garage to provide cycle storage.

One external driveway parking space will be retained. The WSCC parking demand calculator would expect that three parking spaces would be required for a dwelling of this size and location. As such, the proposal may generate an overspill parking demand, which would have to be accommodated on-street. The LHA would not raise any highway safety concerns to additional on-street parking in this location; however, the LPA may wish to consider the potential impacts of this proposal on on-street parking from an amenity point of view.

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.

Neighbour Representations
None

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
The part of the extension visible in the streetscene will be located to the side of the site. The garage will have a typical door which will assimilate with the street scene. The mono pitch roof will ensure that the side extension will be subservient to the host dwelling.

Other properties within the locality, including the neighbour to the east, have side extensions. The neighbour to the west has a garage extension to the side which come to the principal elevation of the host properties. With the other examples of similar extensions in the area there is not considered to be any unacceptable levels of impact on the visual amenity of the street scene.

Adequate garden space is retained.

Residential Amenity
The neighbouring property to the east (No.44) would potentially be most affected by the proposed development with the introduction of an extension to the shared boundary. The extension will run down the side of the site to a height of 2.376m at

the top of the parapet wall, and lower towards the front with the pitched roof garage. Side facing windows appear secondary and others are obscure glazed. With the existing garage arrangement and the neighbours own structures it is not considered to result in detrimental loss of light or sense of enclosure.

The property to the west has its own rear extension on the shared boundary, deeper than the proposed. There is an east facing side window but this is obscure glazed already and would be affected by a smaller extension that could be completed under permitted development.

As there are no windows within the side elevations of the extension there is not considered to be any adverse overlooking of the neighbours. The doors to the rear face the applicant's garden.

As such it is not considered that the proposed extension would result in a adverse impact on the neighbouring properties.

Recommendation:

APPROVE subject to condition(s):-

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

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: 04/02/2026

Authorised by: Louise Prew Date:04/02/2026