

Development Management – Delegated Officer Report

Application Number: AWDM/0179/26

Recommendation: – APPROVE

Site: 95 Downlands Avenue Worthing West Sussex BN14 9HF

Proposal: Single storey rear extension and conversion of garage to habitable room with new window

Date of Site Visit: 02/04/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site is located to the west side of Downlands Avenue within a residential area of Worthing. The property comprises an end of terrace, two storey house with brick plinth, white render and mock Tudor detail to the front with a two storey tile hung bay and a hipped roof and an integral garage. There is a single storey rear extension and conservatory with a large, landscaped garden to the rear. A two storey extension to the north side of the building was added in the 70s. The property is set back from the road behind an open paved driveway with parking for several vehicles.

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 extension and conversion of the garage to a habitable room. The existing conservatory and extension would be demolished.

The proposed extension would measure approximately 3.2m deep x 8.7m wide with a flat roof of 2.95m high. The extension would be finished in render to the sides, with white/grey brickwork and soldier course detail above dark grey bi-fold aluminium doors to the rear and preformed metal capping to the roof in dark grey. The extension would form an open plan kitchen/dining room and internal walls would be removed to create an open plan space.

The integral garage would be converted to a playroom replacing the garage door with a new window to the front, and a wet room with new window to the north side.

The plans have been amended to remove the roof terrace that was originally proposed above the ground floor extension.

Relevant Planning History:

WB/277/70 - Erection of 2 storey addition on north elevation to provide garage on ground floor with bedsitting room and kitchen on first floor
STATUS: Refused 20.05.1970

WB/0679/70 - Erection of 2 storey extension on north elevation to provide garage on ground floor with bed-sit room with separate kitchen & WC on first floor
STATUS: Conditional Consent 22.09.1970

Consultations

Planning Applications Highways: *The site is located on Downlands Avenue, an unclassified road subject to a speed limit of 30mph.*

The proposal will not result in any additional bedrooms for the existing three-bedroom dwelling. No alterations to the existing access arrangements are proposed. The proposal will result in the loss of the existing garage. At least two parking spaces will remain to the site frontage. As such, the proposal has the potential to result in 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 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 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 is to the rear of the property but would be visible through the gap between buildings to the side of the property. The extension would align with the side of the existing building and would continue the render finish to this side. The

extension is set back over 13m from the road and is single storey in height and would not appear dominant or intrusive in the street scene. Many of the properties in this area have extended to the rear at single storey level and the proposed extension would not appear out of keeping with its surroundings. The proposed extension is subsidiary in design and form to the existing building. The white/grey bricks and dark grey doors would complement the more modern design of the proposed extension and would not result in harm to the character of the property.

The proposed window replacing the garage door would be consistent with the existing window directly above in terms of size, design and alignment and would not have any adverse impact on the character of the property or the wider street scene.

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

The application has been amended to remove the first floor roof terrace that was originally proposed. This addition was considered to be out of keeping in the area and would have resulted in significant harm to amenity.

Residential Amenity

The most affected neighbours are those to the sides at No.93 and 97.

No.93 is the adjoining property to the south side and is separated by a high fence to the boundary. The proposed extension would extend slightly beyond a line projected at 45 degrees from the midpoint of the neighbours rear doors serving a habitable room, however any impact on light to No.93 would be mitigated by the position of the extension to the north of this property and its limited depth at just 0.2m deeper than what could be constructed under permitted development (3m). The extension is single storey in height and would not appear overbearing or oppressive to the neighbour. There are no openings proposed to the side elevation and no overlooking or loss of privacy would occur.

No.97 is located to the north of the application site and extends to the rear with a single storey extension of similar depth to that proposed but positioned away from the boundary. There is a garage to No.97 adjacent to the boundary and a high fence to the boundary. The proposed extension would be set in 0.95m from this boundary. The openings to the south side of the neighbours extension are secondary openings to a kitchen and utility room and there would be no significant impact on light to these rooms. The proposed extension would not appear overbearing or oppressive to these neighbours or result in any significant overshadowing of their property. The extension does not include any side windows and no overlooking or loss of privacy would occur.

A new side window is proposed at ground floor level to the north side of the existing building to serve the proposed shower room. This window would look out on to the boundary fence and serves a non-habitable room and would not result in loss of privacy.

There would be no significant detrimental impact on the residential amenities of adjacent occupiers as a result of this application.

The first floor terrace originally proposed has been removed from the application due to the significant harm that would have resulted in relation to residential amenity.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Materials as specified
4. No openings to side elevations of extension
5. No use of roof of extension as roof terrace or balcony

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: Amanda Haslett Date: 14/05/26

Authorised by: Louise Prew Date: 14/05/2026