

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

**Application Number:** AWDM/0451/26

**Recommendation:** – APPROVE

**Site:** Briar Croft Crockhurst Hill Worthing West Sussex

**Proposal:** Proposed detached triple garage to include workshop/storage area (existing garage removed) Front porch. Permeable tarmac driveway.

**Date of Site Visit:** 09.06.2026

**Neighbours Checked:** Y

**Additional Neighbours Notified:** N

### **Site and Surroundings**

The application relates to a detached, mid-C20, chalet-style dwelling occupying a sizeable corner plot on the east side of the junction of Crockhurst Hill (A27) with Half Moon Lane.

Briar Croft is sited roughly in the centre of its plot set back behind tall, close-boarded fencing fronting Crockhurst Hill. There is a private garden to the rear (west) and a large expanse of gravelled hardstanding to the east with a gated vehicular access onto Crockhurst Hill. There is a detached garage building sited parallel to the east site boundary.

The property is located within the Salvington Conservation Area.

Surrounding land slopes down to the south and west.

### **Proposal**

Permission is sought to remove the detached garage building and erect a detached triple garage building in a similar position, parallel to the eastern site boundary. The proposed building would be 12m wide and 5m deep, sited 1m from the eastern site boundary and a minimum 2.5m from the southern site boundary. The main garage door openings (x3) would be on the west elevation (facing the dwelling) with a door and window on the south elevation serving a small workshop area. A WC cubicle with a hand basin would be located off the workshop area. The proposed site access would be unchanged.

The garage building would be constructed in masonry with painted, smooth rendered elevations above a brick plinth to match the exterior of the host dwelling. Following amendment it would have a tiled, hipped roof with a north-south ridge 3.9m high.

In addition, an open porch is proposed on the front (east) elevation of the dwelling. It would be 1.5m deep by 2.5m wide, consisting of a timber frame supported at the front by timber posts on brick piers, with a tiled, gabled roof 3.2m high.

It is proposed to replace the existing gravelled surfacing in permeable tarmac.

### **Relevant Planning History:**

WB/07/0214/FULL - Erection of a detached double garage with pitched roof (revised application WB/06/1333/FULL).

**STATUS:** Conditional Consent 17th April 2007 – Not implemented.

AWDM/1848/18 - Demolition of existing detached garage and erection of a detached double garage with workshop/store.

**STATUS:** Application Permitted 11th February 2019 – Not implemented.

AWDM/1355/21 - Change of use from C3 Dwellinghouse to C2 Residential institutions providing 6 bedroom care home for young disabled adults consisting of demolition of existing garage, sheds and conservatory and construction of new single storey side extensions to east and west. Alterations to windows and doors and raised flat roof for lift. 2 new sheds. Change of gravel drive to permeable block paving. Associated parking and landscaping.

**STATUS:** Application Permitted 8th November 2021 – Not implemented.

### **Consultations**

**National Highways:** No objection, subject to a condition for a Construction Environmental Management Plan owing to the proximity of the site to the A27.

**WSCC:** No objection. The LHA comments that ideally the proposed garage would be a minimum 6m in depth to enable a vehicle to park and provide storage for cycles. However, it is noted that a separate storage area will be provided within the garage and as such the proposed 5m depth is considered sufficient. No concerns about the driveway resurfacing or porch.

**The Worthing Society** notes that the proposed garage building and porch will not be visible from Half Moon Lane and will not have a detrimental effect overall on the conservation area. However, it is suggested that details are provided showing the proposed garage in context as its siting forward of the neighbouring dwelling may affect residential amenity.

**Neighbour Representations:** None received.

### **Relevant Planning Policies:**

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM24

National Planning Policy Framework (MHCLG 2024)

National Planning Practice Guidance

SPG 'Extending or Altering Your Home' (WBC)

Salvington Conservation Area Appraisal

### **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, and on the character and appearance of the Salvington Conservation Area.

### ***Heritage and Visual Amenity***

The Council has a statutory duty to have regard to the desirability of enhancing or preserving the character or appearance of its conservation areas.

The Salvington Conservation Area extends along Half Moon Lane from its junction with the A27 southward to Salvington Road and the western part of Ashacre Lane. Based on a few, well-dispersed remnants of the historic rural settlement of Durrington, a substantial proportion of the conservation area is now engulfed by C20 suburban infill development contributing little or nothing to its historic or architectural interest. However, wide, soft-planted verges combined with an absence of formal footpaths for most of the length of Half Moon Lane lends a distinctive feel to the road as a reminder of its rural origins.

As the topography of Half Moon Lane falls sharply down from Crockhurst Hill the highway verges on either side form steep embankments informally planted with trees and undergrowth which contributes to the naturalistic character of this part of the road. The enclosed rear garden of Briar Croft lies at the top of the embankment, elevated above the road carriageway of Half Moon Lane and well screened by vegetation. The existing property makes a neutral contribution to the significance of the conservation area and its semi-rural setting. There is no objection to the removal of the existing utilitarian flat-roofed garage building. As noted by the Worthing Society, neither the proposed porch or replacement garage building will be visible from Half Moon Lane, and will have no harmful impact on the key landscape qualities or historic character of the Conservation Area.

Although having a large footprint, there is sufficient room to accommodate the proposed garage building whilst retaining a vehicle manoeuvring/turning area over 6m deep between the front (west) of the garage and the east elevation of the dwelling (except where narrowed by the footprint of the proposed porch). The southern part of the existing parking area has been 'built up' so that ground levels in this area would not need to be altered. The north elevation of the garage would align with the north elevation of the dwelling, as does the existing garage building. Although clearly visible from Crockhurst Hill the garage building would be subsidiary in scale and would not appear cramped or unduly dominant in views from this direction. Its pitched and hipped roof form and external finishes designed to match those of the host dwelling would be an improvement on the existing garage and help the development to integrate visually with its surrounding context.

The proposed porch, whilst relatively modest, would add visual interest to the somewhat featureless front elevation of the dwelling, helping to articulate the existing entrance.

The existing loose gravel surface has been in situ for many years. Vehicle movement and 'wear and tear' has caused it to become sparse in patches with vegetation

growing through. The proposed permeable tarmac would result in a neater albeit more formal appearance.

### ***Residential Amenity***

The most affected properties are 'Fernleigh' adjoining to the east, and 56 Half Moon Lane to the south.

#### Fernleigh

Fernleigh comprises a chalet-style dwelling converted into 4 no flats. It sits slightly lower than the level of the adjoining highway and is set off the boundary with Briar Croft by about 1m. The stepped, front (north) elevation of Fernleigh is set behind the front of the existing garage at Briar Croft by about 5m.

The proposed garage building would be sited the same distance forward of Fernleigh and be set off the common boundary by a similar 1m distance, but extending considerably deeper into the plot. The eaves height of the proposed replacement garage would be nominally lower than the flat roof of the existing garage. The taller and larger 'mass' of the proposed pitched roof slopes away from the common boundary. Nevertheless, an amendment has been sought to provide a 'hipped' form to the front (north) and rear (south) which will help minimise the perceived bulk of the pitched roof from the nearest front windows of Fernleigh.

There is a first-floor window in the west side of Fernleigh facing the application site which appears to serve a bathroom, a non-habitable room. There is also a ground-floor window in this elevation sited further south, beyond the fence marking the boundary with 56 Half Moon Lane, which is unaffected.

It is not considered the proposed garage building would have any significant adverse effect on the amenities of Fernleigh.

The proposed porch would be well separated from this property.

#### 56 Half Moon Lane

This detached chalet dwelling is sited on lower ground further down the hill to the south. The ground level of the south part of the parking area at Briar Croft has previously been built up so that the garden level of No.56 is significantly lower. The proposed garage building would be sited adjacent to the rear garden area of No.56, set in (north) from the boundary by 2.5m. It would be sited a sufficient distance from the common boundary to avoid an overbearing impact. The proposed hipped roof form would further minimise its visual impact from the garden and rear (east-facing) windows of No.56.

The fence marking the boundary with No.56 is relatively low from the north side. Shrub planting within the garden of No.56 will help filter views from the window proposed in the south elevation of the garage building, but would not provide a reliable screen from potential direct overlooking of the rear garden. A condition is therefore recommended requiring the window to be obscure-glazed.

The Applicant has confirmed that the garage and workshop would be used for purposes incidental to the domestic use of the dwelling, including minor maintenance to his own vehicles. This can be secured by a condition of permission.

**Recommendation:**

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

1. Drawing Numbers
2. Standard time limit
3. Materials of garage + porch as stipulated on approved drawings
4. For the avoidance of doubt the replacement garage building hereby permitted shall be sited not less than 1 metre from the eastern site boundary with Fernleigh and not less than 2.5 metres from the southern boundary with 56 Half Moon Lane marked by the existing fence.
5. Window in south elevation to be obscure-glazed.
6. The replacement garage building hereby permitted shall only be used for purposes incidental to the enjoyment of the existing dwelling house and not for the purposes of vehicular repair other than for standard vehicle maintenance consistent with the use of the garage as incidental to the main dwellinghouse.
7. No works shall commence on the site to implement the development hereby permitted (including any site clearance or preparation) until the details of a Construction Environmental Management Plan has been submitted to and approved in writing by the local planning authority. Thereafter the construction of the development shall proceed in strict accordance with the approved CEMP unless otherwise agreed in writing by the local planning authority.

**Informative**

Pro Active Amendment

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

Case Officer: Jo Morin Date: 22.06.2026

Authorised by: Louise Prew Date: 23/06/2026