

Development Management – Delegated Officer Report

Application Number: AWDM/0386/26

Recommendation: – APPROVE

Site: 11 Westbourne Avenue Worthing West Sussex BN14 8DE

Proposal: Application to vary Condition 1 (Approved plan) of previously approved AWDM/0472/25: Amendments: Increase in height due to revised ground levels, removal of part of front window and removal of rear facing door.

ORIGINAL DESCRIPTION: Erection of single storey rear outbuilding.

Date of Site Visit: 02/06/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application site is located on the northern side of 11 Westbourne Avenue which is characterised by gardens that back onto an unadopted street to the east of Citroen Garage. Commercial buildings to the rear create a built-up enclave.

A number of gardens have erected garages (including No 9 next door), and the applicant already has a Marley type garage for the storage of his bikes. The adjoining garage abuts the applicant's garden. The applicant has a rear gate onto the unadopted road. Existing property is a semi-detached dwelling with rear dormers and rear extension

The site is not located within a conservation area nor is the building listed. There are no TPOs on the site.

Proposal

The amendment to the previous application seeks to remove the door to the rear and one of the windows that will face the rear garden of the application site. In addition to this the height of the proposal has been increased by 0.3m due to the ground levels not being correctly indicated on the original plans.

Relevant Planning History:

AWDM/0079/20 - Proposed single-storey rear extension, roof lights to existing pitched roof extension. Proposed rear dormer and front roof lights and new window to east elevation second floor.

STATUS: Application Permitted 6th March 2020.

AWDM/0472/25 - Erection of single storey rear outbuilding

STATUS: Application Permitted 6th June 2025.

Consultations

None

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 enlarging of the outbuilding in height by approximately 0.3m would not result in the application being overly visually dominant when compared to the original and would be acceptable.

The alteration removing a window that would face the rear garden and a door that opens on the northern elevation do not have a material difference on the overall design and are acceptable in terms of the visual amenity.

Residential Amenity

When considering the proposal in the context of the approved outbuilding and the neighbouring outbuildings, it is not considered that the additional height would have an adverse impact on the amenities of neighbouring properties in terms of overshadowing or being overbearing.

The reduction in the size of the south facing window will reduce the possibility of overlooking or perceived overlooking towards the neighbouring amenity spaces and rear elevations will therefore be slightly improved in terms of privacy.

As such this is considered to be an acceptable proposal and not have a demonstrable impact on the residential amenity of the neighbouring properties.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers - Amended
2. Standard Time Limit – As for AWD/0472/25
3. Incidental use – Unchanged
4. Matching materials – Unchanged

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: 16/06/2026

Authorised by: Louise Prew Date: 25/06/2026