Expiry Date - 16/09/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0936/25 **Recommendation – APPROVE**

Site: **35 Clive Avenue Worthing West Sussex BN12 4SG**

Proposal: **Single storey rear extension and conversion of attached garage into habitable space including to renew and raise height of flat roof.**

Date of site visit: 2nd September 2025.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site, 35 Clive Avenue, is situated within an established residential area in Worthing. The property comprises a detached bungalow with a pitched roof. The neighbouring property at 33 Clive Avenue is linked via a garage towards the rear. The property benefits from a private garden enclosed by a combination of fencing and mature planting. A driveway runs down the left-hand side of the property, with the garage being located at its end.

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 a single storey rear extension and conversion of the attached garage into habitable space, including to renew and raise the height of the flat roof.

The height of the flat roof would be raised to approximately 2.92m compared to the existing flat roof height of approximately 2.23m. The proposed extension will reach approximately 1.31m further into the garden than the existing garage.

The proposals have been amended from the original drawings, with the rear extension being reduced from 4m to 3m deep. Moreover, the front false pitched roof has been removed. On the front (east) elevation the new door and window will be obscure glazed. No windows are proposed on the side elevations. Bifold doors will be located on the rear (west) elevation.

Relevant Planning History:

None.

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Consultations:

WSCC Highways Authority- No objection.

WSCC Highways Authority stated the following:

"It is anticipated this proposal will attract a small number of construction vehicles as a result of the proposed works. The property has a driveway which could serve as parking for some contractor vehicles, and unrestricted parking directly outside the property on Clive Avenue is available.

However; Clive Avenue has a grass verge separating the north and southbound carriageway. The grass verge is protected with a double yellow line located on both sides to prevent parking here and this is most probably the property is located directly opposite West Park Primary School entrance.

Whilst builders' vehicles and material deliveries will arrive and depart from the site daily during the construction period it would be practical to advise deliveries of materials i.e. concrete for foundations or other related materials should not arrive during school drop off and pick up times as it is likely that Clive Avenue will be busy with children and parents crossing and cars parked during these times."

Representations:

Neighbour Comments

Representations have been received from the neighbour at No.33 with various concerns, including the following:

- Loss of privacy to their north facing elevation.
- Potential terracing effect.
- The raised garage roof and false pitched roof would be overbearing and over-imposing.
- Distance to the boundary.
- Structural Issues.

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

Firstly, following neighbour concerns, the originally proposed false-pitched roof has been removed from the proposals, leaving it as a flat roof that is approximately only 0.75m higher than the existing garage. The rear extension has also been reduced by 0.9m in reach into the garden when compared to the original submission.

The proposed extension would be subsidiary in form and scale to the existing building and would be finished in face brick to match the existing building.

The proposed extension is to the rear of the building and only glimpsed views of it will be visible from the road. The garage is set back from the road and the additional roof height will not be obvious in public views. The addition of the extension will not appear visually out of keeping and will not detract from the character of the area. Rear extensions of a similar size are visible in other gardens along Clive Avenue.

Residential Amenity

The most affected neighbours are those to the sides at 33 Clive Avenue and 37 Clive Avenue.

<u>33 Clive Avenue</u>

33 Clive Avenue comprises the attached bungalow (south), connected only via by the garage building.

Within the representations received, concerns were raised about the impact on privacy to the property's north elevation. As a result of this, the applicant has confirmed that the glass to the new door and window at the front of the former garage is to be obscure glazed. Moreover, no openings are proposed on the side elevations of the extension.

The structural issues raised in the neighbour representation are not a planning matter, but rather a matter for building regulations.

Concerns were also raised about the receipt of light. The reach of the extension into the garden has been reduced by 0.9m when compared to the original proposals. The receipt of light to the openings at the rear of 33 Clive Avenue is already affected by the existing garage building. Due to its single storey scale, a minor increase in reach into the garden will not have a severe impact on the

existing receipt of light and is deemed acceptable. The extension will be no closer to the boundary of 33 Clive Avenue than the existing garage building.

37 Clive Avenue

37 Clive Avenue comprises the bungalow adjacent to the application site (north).

The properties are separated by fencing and vegetation. There are no side openings on the proposed extension. Consequently, there will be no impact on privacy to the property. Following a reduction in the reach of the proposed extension by 0.9m when compared to the original proposals, and due to its single storey scale, the proposals will not have a severe impact on receipt of light to the property. As such, there will be no adverse impact on amenity.

Recommendation

APPROVE subject to Conditions:-

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? Y

Case Officer: Tom Westerman Date: 12/09/2025

Authorised by: Peter Barnett Date: 12 September 2025