

Development Management – Delegated Officer Report

Application Number: AWDM/1498/25

Recommendation: – APPROVE

Site: 34 Offington Gardens Worthing West Sussex BN14 9AU

Proposal: Retrospective application for garage/store outbuilding to rear garden

Date of Site Visit: 17/12/2025.

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site, 34 Offington Gardens, is located within an established residential area of Worthing. The property comprises a detached two-storey dwelling with a pitched roof. The surrounding area is characterised by large, detached dwellings with spacious front driveways and long private rear gardens. The application site similarly benefits from a generous front driveway and an extensive private rear garden. The rear garden is verdant in character and enclosed by a combination of fencing and planting. A patio area is located to the rear of the dwelling, immediately beyond the existing conservatory.

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

Retrospective planning permission is sought for the erection of a garage/store outbuilding within the rear garden.

The outbuilding has a mono-pitched roof, measuring approximately 3.0m at its highest point and approximately 2.2m at its lowest point along the boundary with the neighbouring property. The structure measures approximately 9.9m in length and 4.3m in width.

The walls of the outbuilding are finished in Marley Central boarding, with a felted roof covering. The doors are formed of steel and uPVC. The outbuilding incorporates four uPVC windows, three located on the south elevation and one on the east elevation.

Relevant Planning History:

No relevant planning history.

Consultations

WSCC Highways

“This application seeks retrospective permission for the erection of a garage/store outbuilding to rear garden. The Application Form states that works have commenced on 27/10/2025. The site is located on Offington Gardens, an unclassified road subject to a speed restriction of 30 mph.

From inspection of the plans, it does not appear that the proposed outbuilding will be used for vehicular parking, considering limitations with access. It is assumed that the proposed building would be used for other purposes, such as storage or a workshop.

Given the scale of the proposed building, the LHA does not anticipate that the proposals would give rise to a material intensification of movements to or from the site. Existing access and parking arrangements will remain as existing.

In summary, 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

95 Offington Avenue

Concerns raised:

- Building is excessively large.
- Covers the full width of the south-facing garden.
- Only 60cm from boundary and height of 3.0m make it dominant, overbearing, and harmful to outlook and privacy.
- Structure visible from all ground-floor and first-floor rooms.
- Development is out of character.
- Worried about it setting a precedent.

91 Offington Avenue

Concerns raised:

- Size of building is too large.
- Looking more like an annex which may be used for accommodation.
- Height is excessive.
- Roof is black felt which is not in keeping with the surrounding properties.
- Worried about it setting a precedent.

93 Offington Avenue

Concerns raised:

- Building is excessive and overbearing.

- Height is excessive.
- Proposed building is too close to the boundary of No.95.
- Roof is black felt which is not in keeping with the surrounding properties.
- Worried about it setting a precedent.

Officer's Response: Many of these concerns are addressed in the Planning Assessment section of this report. In terms of character, there are other examples of garden structures of this size within the locality, including in rear gardens along the streets of Offington Gardens and Shirley Drive. Moreover, a condition can be attached to the planning permission which restricts the use of the building as an annexe/separate accommodation.

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 outbuilding is subsidiary in form and scale to the dwelling, being single storey in height. The mono-pitched roof form is acceptable, with the lower eaves height of approximately 2.2 metres positioned adjacent to the boundary with No. 95 Offington Avenue, thereby minimising any potential visual impact.

Given the generous size of the rear garden, the scale and siting of the outbuilding are considered appropriate. Comparable large outbuildings are evident within the rear gardens of properties in the surrounding area, including along Offington Gardens and Shirley Drive, and as such the proposal would not be uncharacteristic of the locality.

The outbuilding would be located to the rear of the property and would only be visible in glimpsed views from the public highway. Accordingly, the development would not appear visually intrusive or out of keeping with the character and appearance of the area, nor would it result in any harm to visual amenity.

With regard to neighbouring comments received, the outbuilding would be situated at a considerable distance from surrounding dwellings, being over 21 metres from No. 95 Offington Avenue, over 22 metres from No. 93 Offington Avenue, and over 30 metres from No. 91 Offington Avenue.

The proposed external materials are considered visually appropriate for a rear garden outbuilding and would not result in an adverse visual impact.

Residential Amenity

In terms of amenity, the most affected neighbours would be those to the north of the outbuilding, at 95 Offington Avenue and 36 Offington Gardens.

95 Offington Avenue

95 Offington Avenue is located to the north of the application site and consists of a two-storey dwelling with a pitched roof. The property is aligned with the application site's outbuilding to which this application relates. The properties are separated by a combination of boundary fencing and mature planting.

The outbuilding is located over 21 metres from the dwelling No. 95 and there are no openings on the outbuilding's north elevation, which faces the boundary with this property. Consequently, there would be no adverse loss of light and no overlooking or loss of privacy arising from the proposed outbuilding.

36 Offington Gardens

36 Offington Gardens is the neighbouring property located to the side (north) of the application site and consists of a semi-detached two-storey dwelling with a pitched roof. The properties are separated by a combination of fencing and mature planting.

The outbuilding is situated over 12 metres from the dwelling at No. 36, albeit this is at an oblique angle. Furthermore, there are no windows on the outbuilding's elevations directly facing this property. As such, there would be no adverse loss of light and no overlooking or loss of privacy resulting from the proposed outbuilding.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Restriction to incidental use

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: 21/01/2026

Authorised by: Louise Prew Date: 22/01/2026