Expiry Date - 01/07/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0624/25 **Recommendation – PRIOR APPROVAL NOT REQUIRED**

Site: **120 Adur Avenue Worthing West Sussex BN13 3ND**

Proposal: **Householder application for permitted development for prior approval for single storey extension to rear of property measuring 4m from rear wall of the original dwelling, maximum height 3m and height of eaves of the extension 2.48m**

Site visit: N

Neighbours consulted: Y

Site and Surroundings

The site is located to the west side of Adur Avenue within a residential area of Worthing. The property comprises a semi-detached bungalow with brick elevations and feature white cladding and a tiled pitched roof. There is a detached garage to the south side of the building and the property is set back from the road behind an open paved driveway and hardstanding. There is a conservatory to the rear (which is to be demolished) and a good size garden.

The site is not within a conservation area, is not a listed and there are no protected trees on site.

Proposal

Prior Approval is sought for permitted development for a single storey rear extension measuring 4m deep by 7.8m wide with a crown roof of 2.48m high to eaves and 3m high to the ridge. The extension would be finished in brick and tiles to match the existing building.

Relevant Planning History:

98/00676/FULL - Erection of Conservatory on Rear Elevation – Approved

Representations:

None received

Planning Assessment

Principle

The proposal will be viewed against the criteria of permitted development, as laid out within The Town and Country Planning (General Permitted Development) (England) Order 2015

Consideration

Schedule 2, Part 1, Development within the curtilage of a dwellinghouse
Permitted Development

Class A – Enlargement, improvement or other alteration of a dwellinghouse

A.1 Development is not permitted by Class A if-

a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of the Schedule (changes of use);

Analysis: The dwellinghouse has not been created through change of use by virtue of Part 3.

b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

Analysis: The ground cover by extension(s) will not exceed 50% of the total area of curtilage.

c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;

Analysis: The height of the proposed rear extension does not exceed the height of the highest part of the roof of the existing dwellinghouse.

d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;

Analysis: The height of the eaves of the proposed rear extension does not exceed the eaves height of the existing dwelling.

e) the enlarged part of the dwellinghouse would extend beyond a wall which:
i) forms the principal elevation of the original dwellinghouse; or
ii) fronts a highway and forms a side elevation of the original dwellinghouse;

Analysis: The proposed rear extension does not extend beyond a wall which forms the principal elevation of the original dwelling house or fronts a highway and forms a side elevation of the original dwellinghouse.

f) subject to paragraph g) the enlarged part of the dwellinghouse would have a single storey and-
i) extend beyond the rear wall of the original dwellinghouse by more than 4m in the case of a detached dwellinghouse, or 3m in the case of any other dwellinghouse, or
ii) exceed 4m in height;

Analysis: The proposed extension is single storey and extends beyond the rear wall of the original dwellinghouse by more than 3m and will be considered against paragraph g) below in accordance with the Prior Approval: Larger Home Extensions procedure.

g) for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and-
i) extend beyond the rear wall of the original dwellinghouse by more than 8 m in the case of a detached dwellinghouse, or 6m in the case of any other dwellinghouse, or
ii) exceed 4m in height;

Analysis: The property is semi-detached and is not on Article 2(3) land nor a SSSI and does not extend beyond the rear wall of the original dwellinghouse by more than 6m and does not exceed 4m in height.

ah) the enlarged part of the dwellinghouse would have more than a single storey and-
i) extend beyond the rear wall of the original dwellinghouse by more than 3m, or
ii) be within 7 m of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;

Analysis: The proposed extension will not be more than a single storey, therefore i) and ii) do not need to be considered.

i) the enlarged part of the dwellinghouse would be within 2m of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3m;

Analysis: The extension would be within 2m of the boundary of the dwellinghouse but the height of the eaves would not exceed 3m.

j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would-
i) exceed 4m in height;
ii) have more than a single storey; or
iii) have a width greater than half the width of the original dwellinghouse; or
(ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j).

Analysis: The proposed extension does not extend beyond a wall forming a side elevation of the original dwelling house and therefore i) to iii) do not apply. The proposed extension is not joined to another enlargement.

k) it would consist of or include-
i) the construction or provision of a verandah, balcony or raised platform,
ii) the installation, alteration or replacement of a microwave antenna,
iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
iv) an alteration to any part of the roof of the dwellinghouse.

Analysis: None of the above apply.

(l) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

Analysis: The dwellinghouse has not been created by virtue of Part 20.

A.2 In the case of a dwellinghouse on article 2(3) land:-

a) it would consist of cladding of any part of the exterior of the dwelling house with stone, artificial stone, pebble dash, render, plastic or tiles.
b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse;
c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwelling house.
d) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (b) and (c).

Analysis: The dwelling is not on article 2(3) land.

A.3 Development is permitted subject to:-

a) materials must be of a similar appearance to those used in the construction of the exterior of the existing dwelling;
b) any upper-floor windows located in a wall or roof slope forming a side elevation must be:-
    i) obscured-glazed, and
    ii) non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.
c) Where the enlarged part of the dwelling house has more than one storey or forms an upper storey on an existing enlargement of the original dwelling house the roof pitch of the enlarged part must so far as practicable be the same as the roof pitch of the original dwellinghouse.

Analysis: The extension would be finished in bricks and tiles to match the existing house. The proposal is single storey and therefore there are no upper floor windows or upper storey to be considered.

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Summary

The proposal meets the requirements of Class A Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) England Order 2015 as amended.

The applicant was required to apply to the LPA for determination as to whether the proposal would require Prior Approval under the Larger Home Extensions procedure. Consultations were undertaken with neighbouring properties and no representations were received. Therefore Prior Approval is not required.

Recommendation

PRIOR APPROVAL NOT REQUIRED

Case Officer: Amanda Haslett Date: 27/06/25

Authorised by: Date: