Development Management – Delegated Officer Report

Application Number: AWDM/1496/24 Recommendation: APPROVE

Site: **Offington Park Rest Home, 145 Offington Drive, Worthing**

Proposal: **Erection of outbuildings for storage and staff area (retrospective)**

Date of site visit: 27 March 2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located on the western side of Offington Drive. It contains a two-storey former detached house now in use as a residential care home. The surrounding area is residential in nature.

Proposal

Planning permission is sought to regularise the addition of two conjoined out buildings which have been built as a staff room and storage for staff at the care home.

The applicant has confirmed that new decking under the outbuildings is 28cm above ground level and therefore does not require permission in its own right.



Relevant Planning History:

00/00451/FULL - Alterations to East and South elevations

STATUS: CCN 4th July 2000.

02/01039/FULL - Erection of single storey and two storey extension
STATUS: REF 7th November 2002.

03/00143/FULL - Erection of single storey and two storey extension
STATUS: CCN 9th April 2003.

03/01047/FULL - Erection of a replcement coservatory to rear elevation
STATUS: CCN 21st October 2003.

Consultations: None

Representations:
One objection has been received from a neighbouring resident:

- I am objecting to the erection of outbuildings for storage and staff area (retrospective) to Offington Park Rest Home. The Care Home have erected these outbuildings only 300mms from my boundary fence. They have over the last few years introduced decking to the back area against our boundary fence and this is now 450mms high in places. Therefore the new build is 450mms above ground level. The previous shed which it is meant to replace was only 2 metres x 3 metres in size and was 450mms lower (as it was in an area that did not have any decking) and was approximately 2 metres from our boundary fence. The new building is 17 square metres and replaces a shed of 6 square metres. I consider the building to be of sub standard materials as the south and west sides are formed with sterling board which is not suitable for outdoor use and looks incomplete and scruffy from my viewpoint. I cannot understand why they would want a staff area which is as far away from the care home as possible and only situated 5 metres from our property when there is ample space outside away from our fence. I have previously sent photos to Vanessa Green. If possible I would appreciate it if someone could come and inspect.

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 care homes within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The outbuildings are fairly modest in scale providing approximately 20 square metres of space for storage and a staff room. They are single storey in nature and constructed largely of timber cladding which complements the decking present in the rear garden. However, the sides of the building which face the neighbours haven't been constructed in a similar style with photos clearly showing a half-finished structure without the timber cladding materials to the rear. A condition will be attached requiring that the building is finished in accordance with the approved plans within one month of the date of the decision.

Residential Amenity

The outbuildings are located to the rear of the property adjacent to boundaries with 147 Offington Drive to the rear (west) and no. 143 to the side (south).

147 Offington Drive

The outbuilding has a height of 2.37m and has been constructed on raised decking which increases the overall height of the building to approximately 2.65 metres. The neighbour has a couple of garden sheds of their own along the shared boundary. While the outbuildings are taller than the neighbouring sheds and visible from the neighbours garden, they do not result in a loss of light and are not overbearing on any neighbouring amenity space or habitable room windows due to the separation provided by the existing sheds.

143 Offington Drive
The garden of no. 143 is set below that of the application site. However, this property has a deep garden and there is sufficient vegetation screening the outbuildings from view of the users of this garden. There is no adverse impact on the residents of this building.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Outbuildings to be finished within one month of the date of this decision

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: Louise Prew Date: 10/09/2025

Authorised by: Peter Barnett Date: 11 September 2025