Expiry Date - 27/10/2025

Development Management – Delegated Officer Report

Application Number: AWDM/1088/25 **Recommendation – APPROVE**

Site: **58A Mill Road Worthing West Sussex BN11 5DT**

Proposal: **Proposed loft conversion with rooflights and garage conversion to home gym**

Date of site visit: 30th September 2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The Site, 58A Mill Road, is situated within an established residential area in Worthing, West Sussex. The property is located within a two-storey detached residential subdivision, with 58 Mill Road being on the ground floor, and 58A on the first floor. The building is heavily screened with a substantial number of mature trees and vegetation in the garden areas. Therefore, views of the building are limited from Mill Road. The garage, to which this application relates, is located to the rear and be seen from Reigate Road. At the time of visiting the site, a large amount of internal building work was being carried out.

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 proposed loft conversion with rooflights, and a garage conversion to a home gym.

Four 1400 x 780mm velux rooflights and one 980 x 780mm velux rooflight are proposed (five rooflights in total).

The proposed gym will have the existing opening at the rear blocked up, with 2.7m wide aluminium doors proposed on the side elevation (west) of the gym. The existing walls and floor are to be upgraded.

Relevant Planning History:

No relevant planning history.

Consultations:

WSCC Highways- *"This application is for the proposed loft conversion and garage conversion to home gym. The site is located on Mill Road, an A-classified road subject to a speed limit of 30mph.*

The site is accessed via Reigate Road, and no alterations to the existing access are proposed. The proposed plans indicate that one additional bedroom will be provided for the existing first floor flat. The conversion of the garage will result in the loss of one parking space for the dwelling. As such, the proposal could potentially result in parking displacement onto the public highway. Whilst on-street car parking is limited in the immediate vicinity there are comprehensive parking restrictions prohibiting vehicles from parking in places that would be detriment to highway safety. We would not consider that highway safety would be detrimentally affected by the proposal. The LPA may wish to consider the potential impacts of this development on on-street car parking from an amenity point of view.

Conclusion
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."

Representations:

Neighbour comments

A representation has been received from the neighbour in the ground floor flat (58 Mill Road) with concerns raised about the following:

- Having not received notice as joint freeholder.
- Confirmation that the garage structure is not larger than the existing
- Concerns that it could overhang by back windows, resulting in loss of light and reduced access to carry out any repairs to walls and gutters.
- Access to the gym is same as existing.
- Condition to control that the gym isn't a business use.

Officer comments in response:

- The agent was contacted and he confirmed that the correct notice had been served. The declaration on the application form confirming this had also been ticked at submission of the application.
- Gym is to be no larger than the existing garage.
- No loss of light or reduced access to occur as only very minor changes to the existing garage are proposed.
- Access to the gym will be from the side (west) elevation rather than the existing access to the garage from the north.
- Condition to be applied to control that the gym isn't a business use.

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 loft conversion with rooflights, and the proposed garage conversion to a home gym are both minor additions to the property.

The velux rooflights are of an acceptable size and location on the roof and will not have an adverse visual impact.

The proposed home gym will not be larger than the existing garage. Just like the existing garage, it will continue to be ancillary and subsidiary to the property. The opening facing Reigate Road is to be blocked up, and the new 2.7m wide aluminium doors proposed on the gym's side (west) elevation are visually acceptable. The existing garage is in a relatively poor condition. The proposed walls, floor upgrades and new doors will result in visual betterment when compared to the existing.

Residential Amenity

Within the representations received, concerns were raised about the potential for loss of light and reduced access. Firstly, the proposed gym is to be the same size and height as the existing garage building. Moreover, only minor changes are proposed to the existing garage building. The new doors do not face any openings at 58 Mill Road, nor will they result in the loss of light.

The location of the access to the gym will differ from the existing. It will switch from having doors on the north elevation to new doors on the side (west) elevation. This change in access will have no impact on residential amenity.

The only property to potentially be affected by overlooking from the proposed rooflights is the building to the east of the application site. However, this is in use as a dental surgery and consequently the impact of any overlooking will not be materially significant.

As a result of the above, the proposals will have no impact on receipt of light or access, nor will it result in any loss of privacy. As such, there would be no adverse impact on amenity.

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Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Use of the outbuilding

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: 08/10/2025

Authorised by: Jo Morin Date: 10.10.2025