Expiry Date - 20/08/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0833/25 **Recommendation – APPROVE**

Site: **1 Bramber Road Worthing West Sussex BN14 8QB**

Proposal: **Single storey extension to existing garage outbuilding**

Date of site visit: 29.08.25

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site lies on the north side of Bramber Road on the corner with Allington Road. It comprises a semi- detached two storey house with detached garage to the east side. There is a parking area/garden to the front and a good size garden to the rear enclosed by approx. 1.8-2m high fencing.

The site is in a residential area not within a conservation area and the property is not a listed building.

Proposal

The application proposes a single storey extension to the rear of the garage. The extension would be the width of the garage and 3.8m deep. It would have a pitched roof to match the existing garage and windows and a door to the western elevation (into the garden) and a window to the rear(north) also facing into the garden. The extension is indicated to be used as a changing facility for an outside hot tub.

The proposed extension would be built in matching materials with brick and render, matching tiles and upvc windows.

Relevant Planning History:

None

Consultations:

WSCC Highways

The proposed extension will provide a changing room for the garden hot tub. Such proposals are not anticipated to impact upon highway safety. Access/parking arrangements remain unchanged.

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.

Representations: None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework
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 extension would be to the rear of the property. It would not be unduly visible in the street scene. The proposed extension would be in matching materials and would be of a size proportionate to the size of the property.

Residential Amenity

The most affected property is No 3 Bramber Road a detached property to the east.

No 3 has a garage close to the shared boundary and beyond this a shed and further outbuilding projecting into the garden on the west side.

The proposed extension would project 3.8m from the rear of the existing garage but would not be as deep as existing buildings currently on the western boundary side of No 3.

The proposed extension would not visually prominent to the residents of No 3 due to existing structures within their property. There are no proposed windows on the eastern elevation and as such there would be no detrimental overlooking.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No additional 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? N

Case Officer: Jackie Fox Date: 19.08.25

Authorised by: Louise Prew Date: 19/08/2025