

Development Management – Delegated Officer Report

Application Number: AWDM/1597/25 **Recommendation:** – APPROVE

Site: 8 Walpole Avenue Worthing West Sussex BN12 4PL

Proposal: **Single storey rear extension replacing conservatory and converting part of garage to form utility space. Changes to fenestrations and light tunnels to South roofslope.**

Date of Site Visit: 04/02/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site is located to the east side of Walpole Avenue within a residential area of Worthing. The property comprises a link-detached bungalow joined to the property to the north by a pair of garages. The bungalow has brick elevations and a tiled hipped roof with projecting lower hip to the front with a bay window. There is a conservatory and mature garden to the rear. The property is set back from the road behind a low wall and front garden with a driveway leading to the attached garage to the north side.

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

Proposal

Planning permission is sought for a single storey rear extension and part conversion of the garage to form a utility room. The existing conservatory would be demolished.

The proposed extension would measure approximately 4.1m deep x 10.7m wide with a flat roof of 2.9m high with roof lanterns and rooflights above. The extension would extend 2.75m further than the existing garage adjacent to the north boundary and the roof of the converted part of the garage (1.35m long) would be raised to match the height of the extension.

Internally the extension would provide an open plan kitchen/dining/living room with sliding doors to the rear and a window to the south side serving the kitchen and a utility room to the north within the converted garage. The extension would be finished in brick to match the existing building.

Two new sun tubes would be installed to the south side of the main roofslope of the existing building and a window to the south side would be removed.

The block plan has been updated to correct the area of the proposed extension.

Relevant Planning History:

None relevant

Consultations

WSSC Highways

The site is located on Walpole Avenue, an unclassified road subject to a speed restriction of 30 mph. No alterations are proposed to the existing vehicle or pedestrian access arrangements. The proposed development is not anticipated to give rise to a material intensification of movements to or from the site.

The existing garage is to be reduced in size to provide new utility space, so this will no longer be large enough to accommodate a car parking space. However, the existing driveway is to be retained with space for two cars, and this would be considered sufficient parking provision to serve a dwelling of this size and location.

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

None received

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 extension is to the rear of the property and would only be visible in glimpses down the side of the property and from the front where the roof is raised approximately 0.15m above the roof of the garage. The extension is set back over 23m from the road to the front and would not have any adverse impact on the street scene.

The proposed extension would replace a conservatory to the rear and extend about 1m further than this and 2.75m beyond the rear of the garage adjacent to the north

boundary. The extension would be subsidiary in form and scale to the existing building and would be finished in bricks to match.

There would be no adverse impact on the visual amenities of the locality or the character of the property as a result of this application.

Residential Amenity

The most affected neighbours are those to the sides at No.6 and 10 Walpole Avenue.

No.6 is located to the south side and has a rear extension of the same depth as that proposed at the application property. There is a close board fence to the boundary and the extension would be set in about 0.85m from this boundary. There are no openings to the side of the neighbour's extension and no overlooking would result from the proposed kitchen window to this side. The proposed extension is single storey in height and to the north of this neighbour and would not result in overshadowing or loss of light to the neighbour's property or appear overbearing or oppressive.

No.10 is located to the north side and has a garage to the south side adjoining the garage of the application property and extending out to the boundary. There is a fence to the boundary. The proposed extension would project 2.75m further to the rear than the existing garage and would extend along the boundary at a height of approximately 2.9m. The neighbour's garage is immediately adjacent to the boundary and there is a conservatory adjoining the side of their garage. The garage is approximately 2.4m wide and the conservatory has windows to the rear. The proposed extension would not extend beyond a line projected at 45 degrees from the midpoint of the neighbour's rear conservatory windows and would not diminish light to any habitable space. There may be some additional overshadowing to the garden directly adjacent to the proposed extension however this section of garden is to the rear of their garage, does not affect any habitable rooms and would not adversely affect amenity. A single storey extension in this position is not considered to result in an overbearing or oppressive development. There are no openings proposed to the north side elevation and no overlooking would occur.

There would be no significant detrimental impact on the residential amenities of adjacent occupiers as a result of this application.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to north side elevation 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: Amanda Haslett Date: 16/02/26

Authorised by: Jo Morin Date: 16.02.2026