Development Control – Delegated Officer Report

Application Number: AWDM/0091/25 Recommendation: Approve

Site: 11a Parham Road, Worthing

Proposal: **Proposed single storey extension to North elevation, including adjustment to external works to improve access**

Site visit: 18.03.2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site relates to a bungalow located on the east side of Parham Road but is set back from the street frontage, accessed via a driveway between the neighbouring bungalows at No.11 and No.13 that front onto the street. This is a sloping site with the bungalow set at a lower ground level than the frontage dwellings and stepped down again in height from the sloping driveway. There is a detached garage to the north west of the bungalow, set at the higher ground level of the driveway.

This is a predominantly residential area comprising of bungalows in the immediate vicinity.

Proposal

Permission is sought for the construction of a single storey extension to the north elevation that would infill between the two gabled elements that are at each end of the north elevation. It would infill between and protrude forward of the gabled elements by approximately 0.68 metres.

A new ramped access is also proposed between the driveway and entrance and with new steps, which would to replace the existing steps adjacent to the north-west corner of the building.

Relevant Planning History:
None relevant

Consultations:
None

Representations:
None received

Relevant Planning Policies
Worthing Local Plan policies (WBC 2023): SP1, DM5, DM20

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 bungalow is set well back from the street frontage and at a lower ground level where its north elevation is not readily visible in the streetscene. Although the extension would be a standard flat roof addition and not appear particularly sympathetic in terms of its design, including a bulky roof lantern feature, awkward relationship with the recipient building, or its contrasting rendered finish, nevertheless the full extent of the structure and ramped access would not be seen and given the setback and site levels in this instance a refusal would not be justified on visual amenity grounds.

Residential Amenity

The existing bungalow is well separated from neighbouring dwellings at each side. To the north there is a distance of approximately 22 metres to the south side wall of the No.107b to the north. Given the scale of the extension and new ramped access, and the relationship with neighbouring dwellings, there would be no significant threat to residential amenity in terms of loss of light, outlook or privacy.

Flooding
The site is identified to be at risk of surface water flooding in the SFRA 2024. The applicant has indicated that floor levels would be no lower than existing floor levels and flood proofing/ resistance and resilience measures have been incorporated.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials as indicated

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:	Rebekah Hincke	Date: 02.04.2025
Authorised by:	Louise Prew	Date: 03/04/2025