

Development Management – Delegated Officer Report

Application Number: AWDM/1579/25

Recommendation: – APPROVE

Site: 17 Cissbury Drive Worthing West Sussex BN14 0DT

Proposal: Proposed front porch extension; garage alterations to form rear utility room including new roof to front and rear

Date of Site Visit: 12/02/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site is located on the western side of Cissbury Drive, a residential road within Findon Valley.

The site hosts a large two storey property, there is a connected garage to the side of the site, off road parking and a front garden. There is a large rear garden that allows the property to be comfortable situated within the site.

The property is not listed nor is it located within a conservation area. There are no TPO's on the site.

Proposal

The proposal is to introduce a porch to the front of the site. The other aspect of the proposal is to introduce a small extension to the front of the garage and to also alter the roof of the existing site. The amended proposal shows gutters no longer overhanging the neighbours land and the boundary line adjusted with the adjoining neighbour, as highlighted in the representation.

Relevant Planning History:

None

Consultations

WSP

Thank you for your consultation on the above site. We have reviewed the application as the drainage consultant acting on behalf of the Council and wish to make the following comments.

The applicant is applying for a front porch extension and garage alterations to form rear utility room, including new roof to front and rear. The application is to Worthing Borough Council.

Following a review of the submitted information, we have no objection on surface water grounds. Due to the size, site location and type of development, we would recommend the approval of the application.

Neighbour Representations

Mr David Akehurst 19 Cissbury Drive Worthing West Sussex BN14 0DT

BOUNDARY MARKER ON PLANS HAS BEEN INCORRECTLY MARKED.

No 17's existing garage is built on the boundary. No 19's extension was subsequently added within 19 Cissbury Drive's boundary. The plans submitted clearly show No 19's extension to be built on the boundary and this is not the case (we have permitted 17's guttering to remain in situ over the boundary line as this has been the case since we moved in).

We would appreciate the plans being amended to remain within No 17's boundary line.

Officer's response: Updated plans were provided.

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

Due to the location to the front of the site the proposals would be highly visible from within the wider street scene. The existing porch has a mono pitch which is connected to the roof of the garage. The porch extends to the front of the site past that of the garage. The front porch is proposed to have a pitched roof and would project further forward of the site. The garage would be increased in width, connecting at ground floor to the porch. Larger porches are visible within the streetscene.

The roof of the garage is proposed to retain the existing features, this is considered to result in a feature that would be harmonious to the street scene. Other properties within the street have undergone similar extensions to the front of the garage creating a full frontage from porches to the garages. Alterations to the roof to the rear will be partly visible but are sufficiently set back from the frontage so as to not have an adverse impact.

With the changes to the site they are considered to be harmonious with the host property and streetscene and therefore the overall impact is considered to be acceptable.

Residential Amenity

With the proposals location to the centre of the site there is not considered to be any unacceptable impact on the neighbouring properties through the introduction of a

larger porch to the front of the site. The neighbour to the south of the site would not be adversely impacted.

The neighbour to the north would be the one which is greater affected. This is through the proposal being located on the shared boundary. The detached nature of the properties mitigates a large amount of the impact from works. The presence of the existing garage and the location of the neighbours own garage mitigate the impact of the proposal.

Recommendation:

APPROVE subject to condition(s):-

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

Case Officer: Finlay Gardner Date: 16/02/2026

Authorised by: Louise Prew Date: 16/02/2026