

Development Management – Delegated Officer Report

Application Number: AWDM/1545/25

Recommendation – APPROVE

Site: 26 Ilex Way Worthing West Sussex BN12 4UY

Proposal: Application for variation of Condition 1 (Approved Plans) and Condition 5 (Architectural Details) of Planning Permission AWDM/0863/25 for proposed new build single-storey dwelling with access off Compton Avenue. Amendments relate to removal of proposed chimney stack, proposed open porch replaced with an enclosed porch; proposed window to rear lobby replaced with a glazed door; photo voltaic solar panels to side and rear elevations

Date of site visit: 11.04.2025 (As for AWDM/0282/25).

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site consists of a detached, mid-20th Century, 2-storey house occupying a generous-sized corner plot fronting the north side of Ilex Way on the west side of its junction with Compton Avenue. The dwelling is sited towards the south and west of the plot with soft landscaped gardens wrapping round to the east side and rear (north). The gardens are enclosed on the east side adjoining Compton Avenue by a tall mature conifer hedge and by dense ornamental shrub planting along the northern site boundary. The existing dwelling is served by a vehicle access off Ilex Way.

To the north the site adjoins 3 Compton Avenue, a corner-plot occupied by a detached bungalow. The bungalow is set deep into the site at an angle to its site boundaries but has its principal elevation fronting Compton Avenue. It has been enlarged at the rear by an extension, the southernmost corner of which lies close to the common site boundary with No.26.

The north side of Ilex Way is predominantly made up of 2-storey, detached houses, typically individual in their detailed design but with a unifying 1930's feel including some having an 'art deco' theme. The corridor of holm oaks planted within the island separating the road carriageways is a defining landscape feature of Ilex Way and is included within the Goring Hall Conservation Area. The character of Compton Avenue is different, primarily made up of similar-style bungalows on narrower plots. There are 1 or 2 anomalies, including No.12 Compton Avenue, St Mary's Vicarage, a detached, 2-storey house. The latter adjoins a public footpath along its northern boundary linking to St Mary's Church. The Church (Listed 2*), the churchyard and footpath are all included in the Goring Conservation Area.

Properties on both sides of Compton Avenue follow a regular 'building line' with the dwellings set back behind soft-planted front gardens approximately 12m deep enclosed by low boundary walls and hedge/shrub planting. The generous sized frontages and road carriageway which is bounded on either side by grass verges lends the road an open, spacious character.

The properties on the north side of Ilex Way are characterised by generous sized rear gardens and the application property (along with corner property on the opposite side of the junction of Ilex Way with Compton Avenue) provides a distinct break and sense of space between the buildings in Ilex Way and Compton Avenue.

Background

Full planning permission was granted last year under AWDM/0282/25 to sub-divide the existing dwelling plot and erect a detached bungalow in the rear garden.

A S73 application for minor material amendments to the approved scheme was subsequently granted under AWDM/0863/25 involving minor adjustments to the building footprint and internal layout with associated elevation alterations.

Proposal

The current S73 application seeks further minor material amendments to vary conditions 1 (approved plans) and 5 (architectural treatment) of AWDM/0863/25. The proposed amendments involve: -

- Omission of the approved chimney stack;
- Replacement of the approved open porch with a closed porch;
- Replacement of approved window to rear lobby with a glazed door; and
- Addition of solar PVs to the side and rear elevations.

Relevant Planning History:

AWDM/0863/25: Application to vary condition 1 (approved plans) for use of garage /storage to a study, lobby off kitchen diner and bike shed in rear garden: Condition 9 (windows) frosted window in South elevation, of approved AWDM/0282/25. Permitted 01.09.2025.

AWDM/0282/25: Proposed new build single-storey dwelling with access off Compton Avenue. Permitted 01.05.2025.

AWDM/0911/22: Proposed new build bungalow with rooms in roof and 2no. west facing pitched roof dormers; access off Compton Avenue. Refused 20.07.2021 on the grounds:-

1. *The sub-division of the existing dwelling plot would give rise to an unacceptable form of infill development by reason of its prominent siting, massing, layout and design and would represent an unduly*

assertive and discordant form of development that would be out of keeping with the existing spacious pattern of development and harmful to local character. It would therefore be contrary to policy 16 of the Core Strategy, policy DM5 of the Draft Submission Worthing Local Plan, the Council's SPD 'A Guide to Residential Development' and the policies of the NPPF.

2. *The Local Planning Authority is not satisfied that the proposed development would be compatible with the retention of the existing boundary hedge/tree planting adjoining the northern site boundary and in consequence would have an unneighbourly impact on the amenities of No.3 Compton Avenue resulting in a loss of privacy contrary to saved policy H18 of the Worthing Local Plan, policy DM5 of the Submission Draft Worthing Local Plan and the relevant policies of the NPPF.*

Consultations:

WSCC: The local Highway Authority has raised no objection commenting:-

"From inspection of the plans the proposed amendment appear minor, with access and parking arrangements remaining as previously approved. Therefore, no concerns would be raised to the proposed variations of conditions 1 and 5.

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."

WSP: No adverse comment.

Adur and Worthing Councils:

Environmental Health (Public Health): No comments.

Representations: None received.

Relevant Planning Policies

Worthing Local Plan: SP1, SP3, SS1, DM1, DM2, DM5, DM15, DM16, DM17, DM18, DM20, DM22

SPD A Guide to Residential Development (WBC 2013)

Revised National Planning Policy Framework (MHCLG 2024)

National Planning Practice Guidance

Planning Assessment

Principle

The principle of the new dwelling has been established by the permission granted under AWDM/0282/25 and varied by AWDM/0863/25. The key considerations are the effects of the proposed amendments on the appearance dwelling and the visual amenity of the area.

Visual Amenity

Local plan policy DM5 requires all new development to (amongst other things) be of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area including consideration of proportion, form, design, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping; to enhance the local environment by way of its appearance and character, with particular attention being paid to the architectural form, height, materials, density, scale, orientation, landscaping, tree canopy, impact on street scene and layout of the development; and make a positive contribution to the sense of place, local character and distinctiveness of an area;

In granting permission for the proposed infill dwelling under AWDM/0282/25, it was considered that the modest scale of the proposed bungalow combined with its traditional design, proportions and materials, with attractive detailing including the jettied gable over the front bow window, decorative chimney and horizontally proportioned Critall-style windows would complement the character of existing development in Compton Avenue and help the new development integrate comfortably within the street scene.

Paragraph 140 of the NPPF states that local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

The Applicant has explained the reason for the proposed changes as follows:

- An ASHP is proposed for under-floor heating and hot water. The previously proposed wood-burner is not required and so there is no need for the chimney. Removal of the wood-burner removes any localised impact to air quality.
- Enclosing the porch will provide an enclosed lobby to help reduce heat loss;
- A door in the rear lobby will provide practical access into the garden from the utility room and maintain natural light into the lobby area.
- The applicant wishes to improve the EPC rating by installing solar PV panels to enhance renewable energy provision.

The removal of the chimney stack and enclosure of the front porch will remove some of the attractive articulation and visual interest of the approved scheme resulting in some dilution of its design quality. However, other attractive design details will remain, including the front bow window, jettied front gable, deep brick plinth and subdivided horizontal proportions to the

proposed windows and doors. Although disappointing it would be difficult to argue that the omission of these originally approved design details would so harmfully detract from the overall appearance of the proposed dwelling or its compatibility within the surrounding context such as to render it unacceptable, or no longer compliant with policy DM5.

The proposed solar panels would sit comfortably on the side and rear roof slopes and would not appear ungainly or overly cramped.

Other Matters

The proposed minor external alterations would have no adverse impacts for neighbouring residential occupiers.

The Applicant has sought to demonstrate that the overall effect of the proposed changes will be beneficial to the environment by enhancing the sustainability credentials of the new dwelling in accordance with policies DM16, DM17 and DM22. There is no reason to disagree.

Recommendation

APPROVE Subject to the conditions: -

1. Approved Plans – amended drawings
2. BNG Plan - unchanged
3. Time Limit – as for AWDM/0282/25
4. Agree Materials - unchanged
5. Agree Architectural details and windows – amended wording
6. Agree Hard and Soft Landscaping scheme - unchanged
7. Agree Boundary Treatments - unchanged
8. Remove PD rights for extensions, roof enlargements, curtilage outbuildings - unchanged
9. Remove pd rights for additional openings to N+S side walls and any roof slope - unchanged
10. Agree cycle storage provision - unchanged
11. Agree foul and surface water in consult with SW - unchanged
12. Agree SuDS drainage - unchanged
13. Agree Maintenance and Management for SuDS drainage - unchanged
14. Hours of construction work - unchanged
15. Agree Construction Management Plan - unchanged
16. Implement sustainability measures - unchanged
17. Noise emissions ASHP- unchanged

Informative

Pro-active No Amendment
BNG
New Address
CIL
Highway Access

Is recommendation contrary to letter(s) of representation? N

Case Officer: Jo Morin Date: 25.02.2026

Authorised by: Peter Barnett Date: 26 February 2026