

Development Management – Delegated Officer Report

Application Number: AWDM/1598/25 **Recommendation:** – APPROVE

Site: 19 Elm Grove Worthing West Sussex BN11 5LG

Proposal: Proposed single storey side extension

Date of Site Visit: 04/02/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site is located on the corner of Elm Grove and Douglas Avenue within a predominantly residential area of Worthing. The property comprises an end of terrace two storey house with catslide gable feature to the front and hipped roof with brick elevations. The property is set back from Elm Grove to the east behind a low blockwork wall and front garden and to the north side (Douglas Avenue) behind a tall hedge and a fence with a garage and driveway to the north-west corner of the site. There is a conservatory to the rear and a large garden to the rear and 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 extension to the north side. The existing shed in this position would be removed.

The extension would measure 1.195m wide x 4.48m deep matching the eaves height of the existing catslide roof and with a mono-pitch roof. The extension would be set back behind the front of the property by approximately 0.7m replacing a garden wall and gate.

The extension would form a shower room and utility with windows to the front and side and would be finished in bricks and tiles to match the existing building.

Relevant Planning History:

03/00505/FULL - Erection of a 1.82 metre high timber fence enclosing garden land fronting Douglas Avenue

STATUS: Conditional Consent 27th June 2003.

Consultations

None required

Neighbour Representations

None required

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 street scene has a diverse character with small terraces of traditional houses, purpose-built blocks of flats, a large flint and brick church and detached and semi-detached houses. The application property is visible in the street scene located at the end of a terrace and at a road junction. A very similar extension has been carried out at the end of terrace property to the north of the site.

The proposed extension would be set back behind the front of the building and would be subsidiary in form and scale, lining through with the eaves height of the existing building. The extension would be finished in materials to match the existing building, reflecting the character of the property. The proposal would be in keeping with its surroundings and would not detract from the character of the street scene.

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

Residential Amenity

There are no neighbours adjacent to the north side of the site where the extension is proposed and there would be no detrimental impact on surrounding properties as a result of this application.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials

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: 26/02/26

Authorised by: Jo Morin Date: 26.02.2026