Expiry Date - 26/11/2025
Extension of Time - 27/02/2026

Development Management – Delegated Officer Report

Application Number: AWDM/1117/25 **Recommendation: – APPROVE**

Site: **94 Offington Drive Worthing West Sussex BN14 9PS**

Proposal: **Replacement front boundary wall with timber gates**

Date of Site Visit: 09/12/2025

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application site lies on the northern side of Offington Drive a residential area comprising large properties located comfortably within their plots. The vast majority of properties within the area have some form of boundary to the front of the site. The majority of these are low level with some then having fencing above, with 1m or lower walling to the front being commonplace.

There is currently a low level wall fronting No.94 with a vehicle access on the left side of the frontage, and a pedestrian opening on the right side. Tall shrub/tree planting previously behind the wall has (for the most part) been removed.

Nos 90, 92, 94 and 96 have large front gardens with the properties being set deep within the plot creating small rear gardens for the size of the properties. The site is not located within a conservation area nor is the building listed. There are no TPO's on the site.

Proposal
The amended proposal relates to the introduction of a wall and gates with pillars to the front boundary of the site. The height of the wall is to be at 0.9m with the gates and columns for the vehicle and pedestrian openings to be 1.8m high. The materials used are bricks and painted timber gates.

Relevant Planning History:

92/05499/FULL - RETROSPECTIVE APPLICATION FOR THE ERECTION OF A SINGLE STOREY REAR EXTENSION
STATUS: 18th January 1993.

Consultations
Planning Applications Highways
This application is for the replacement of existing boundary wall and erection of timber gates. The site is located on Offington Drive, an un-classified road subject to a speed limit of 30mph.

The proposed replacement wall will be 2.0m in height. Whilst it would be ideal for the

applicant to provide pedestrian visibility for vehicles exiting the site, it is acknowledged within Manual for Streets 2 paragraph 10.6.1 that the absence of wide visibility splays at minor accesses will encourage drivers to emerge more cautiously - similarly to how vehicles pull out when visibility along the carriageway is restricted. It would be difficult for the LHA to substantiate an objection on these grounds. It is also noted that the existing access currently operates with restricted pedestrian visibility splays due to the presence of vegetation.

The plans indicate that the proposed gates will be set back approximately 4.5m from the back edge of the carriageway. The LHA would ideally prefer the gates to be setback to a minimum of 5m, in order for a vehicle to wait clear of the highway whilst the gates are in operation. The LHA would encourage the applicant to explore whether a 5m setback is possible. However, it is acknowledged that the proposed setback would only result in a small portion of a vehicle overhanging the carriageway in this location, and as Offington Drive is an un-classified residential road, with good forward visibility, it is not likely that the proposed gate position would result in a highway safety concern and no objection to the proposal in its current form would be raised.

Conclusion
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

Mrs Sue Linfield 87 Offington Drive Worthing West Sussex BN14 9PS
My comment is purely on the design of this boundary replacement. I would urge the Planning Officer to take a look at the other front walls in Offington Drive which are almost all low, approximately one metre high or less. This application is double that height and will be incongruous

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 consideration is the effect on the visual amenity of the locality.

Visual Amenity

The amended proposal due to its location would be highly visible. The existing site has a 0.8m brick wall that runs the majority of the site, therefore the increase in the wall to 0.9m is not considered to result in an impact that would be visually obtrusive or

dominant on the street scene. The gates and pillars at either end have been reduced to 1.8m. The amended proposals will be more in keeping with the predominantly low front boundary treatment characteristic of this area and are considered acceptable.

Other

There would be no adverse impacts on the residential amenity of the neighbouring properties.

Whilst a slightly deeper set-back of the proposed gates to the vehicle access would have been preferred, it is noted that the LHA raised no formal objection on highway safety grounds to either the taller wall/gates or their siting.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit

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: Finlay Gardner Date: 24/02/2026

Authorised by: Jo Morin Date: 25.02.2026