Expiry Date - 26/05/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0445/25 **Recommendation – APPROVE**

Site: **1 Broomfield Avenue Worthing West Sussex BN14 7RY**

Proposal: **Part two-storey, part single-storey side extension**

Date of site visit: 11/06/2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings
The site is located to the south side of Broomfield Avenue in a predominantly residential area. Offington Park Methodist Church is located to the immediate east of the site.

The property comprises a semi-detached two storey house with white render elevations and an open front porch. To the side of the site there is a lean to extension and a converted garage. The property is set back from the road with white rendered wall to the frontage. The property has a drive with parking.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal
The application proposes a two-storey extension to the eastern side to comprise an office on the ground floor with bedroom above. The first floor room would have a window to the front and the rear. To the rear of the office the utility room would be extended providing the single storey aspect of the proposal.

The extensions would be finished in matching white render.

Relevant Planning History:
None

Consultations:
None

Representations:
None

Relevant Planning Policies
Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (2024)
National Planning Practice Guidance
SPG ‘Extending or Altering Your Home’ (WBC)

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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 application site with its neighbouring property is an attractive aspect of the residential road. The properties are semi-detached with a front wall to the majority of the properties. They are set back from the road and some properties have created parking and driveways.

No 1 has a gap to its eastern side and currently there is a prefabricated garage which would be retained and beyond that is the Methodist church with garages and storage area on their western boundary.

The Design guidance set out in the Council's SPG – Extending or altering your home requires that the size and shape of any extension should normally be designed to ensure the original house remains the larger and more dominant feature. Therefore, the extension should not be higher than, or in front of, the main house. In order to ensure that your extension relates well to the house, its design should be consistent with the existing property's style and shape. If your extension is visible from the street, it is important to ensure that the roof form of the extension is similar to that of the existing house

The extension would be subservient to the main dwelling being as it is not forward of the existing elevation and the roof is set lower than the existing house with the same pitch and eaves detail. The extension would be visible in the street scene but within the context and with the proposed design is considered acceptable. Materials will match which ensures the extension will complement the existing building.

Residential Amenity

The most affected property is the neighbour to the east the Methodist church.

The proposed extension would be to the west of this building and with the nature of the building it is not in residential use nor would there be people regularly using the building for sustained period of time. The church has limited secondary windows on the western elevation closest to the boundary. Furthermore, the separation with the proposal mitigates any potential impacts from the proposed development.

The application does include windows to the north and south elevations. These face the front and the rear. With the separation from the properties to the rear there would not be any detrimental overlooking created by the proposed development.

Due to the location of the proposal to the east the neighbour to the west is not considered to be affected by the proposed development.

There would be no significant harm to residential amenity resulting from this proposal.

Recommendation

APPROVE subject to Conditions:-

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: Finlay Gardner Date: 18/06/2025

Authorised by: Louise Prew Date: 19/06/2025