

Development Management – Delegated Officer Report

Application Number: AWDM/1097/25 **Recommendation:** – APPROVE

Site: 42 West Way Worthing West Sussex BN13 3AY

Proposal: Detached timber outbuilding in garden for use as an artist studio

Date of Site Visit: 25.03.2026

Neighbours Checked: Y

Additional Neighbours Notified: Y – Amended Plans

Site and Surroundings

The application relates to a large dwelling plot occupying a ‘backland’ position to the rear (west) of Nos 36-50 West Way, north of 56-60 West Way and south of 28-30 West Way. A modest-sized, mid-C20 detached bungalow is located towards the west side of the plot in the centre. It is accessed by a driveway between Nos 40 and 44 West Way. Extensive landscaped gardens lie to the north, south and east of the bungalow including a former chalk pit to the north side. There is a detached double garage building to the southeast of the bungalow (to the rear of No.44 West Way) and a number of old sheds and a greenhouse to the south on the east side (to the rear of No.48).

The south and east edges of the plot are wooded with numerous tall trees of which some are subject to a TPO (No.95 of 2001).

Surrounding land slopes up to the west and down to the south so that the properties adjoining the site to the east and south in West Way are on lower ground.

The site is on the edge of the built-up area and adjoins an arable field to the west which is within the South Downs National Park.

Proposal

As originally submitted, permission was sought for the siting of a log cabin to the south and east of the bungalow to be used as annexe accommodation for a dependant relative (currently living within the main dwelling).

However, following discussion, the application has been amended and now proposes a smaller log cabin roughly in the same position, to be used by the Applicant as an artist’s studio.

The timber shiplap building would be 6m wide by 4m deep with a shallow, felted, lean-to roof 2.7m high at the front (west) sloping down to 2.3m high at the rear (east). There would be windows and a door in the west elevation, and a further window in the north elevation.

Relevant Planning History: None.

Consultations

WSCC: The Local Highway Authority raised no objection to the initial proposal for a detached annexe building, commenting as follows:

“The site is located on a private access road off West Way, an un-classified road subject to a speed limit of 30mph.

The proposed plans indicate that the annexe will comprise of one bedroom. Whilst parking provision hasn’t been demonstrated, there appears to be sufficient space on site for vehicle associated with the dwelling and proposed annexe to park and turn. The LHA would not anticipate that the proposal would result in a material intensification of the existing access onto the public highway. The LPA may wish to condition secure and covered cycle storage if considered appropriate. 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.”

Southern Water: No objection in principle to the initial proposal for a detached annexe building subject to the following recommended condition: -

- 1. Construction of the development shall not commence until details of the proposed means of foul/surface water drainage disposal have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water.*

Officer Comment

The latest proposal no longer includes bathroom/shower or kitchen facilities and thus the recommended condition is no longer proportionate or reasonable.

WSP: The Council’s Drainage Consultant raised no objection to the initial proposal for a detached annexe building and recommended an informative advising that the drainage hierarchy of preference should be followed for the disposal of surface water.

SDNPA: No comment.

Adur and Worthing Councils:

Environmental Protection: The EHO had no adverse comments on the initial proposal for a detached annexe building.

Private Sector Housing: No Objection subject to a condition ensuring that at no time can the annexe be occupied as a separate property by any person who is not a member of the immediate family of the main householder.

Representations

The following representations were received from Nos 50, 56 and 58 West Way in relation to the initial submission raising the following concerns which have been summarised: -

- *It is queried why is the proposed cabin sited at the furthest point from the owner's bungalow in the wooded area of the garden with the front door facing away from the bungalow, closest to the other neighbours rather than nearer the main property. We understand that this property has over an acre of land with a large open grass space next to fields and nearer the bungalow. Would this not be a better area for the cabin therefore closer to the main property for the dependent relative and away from other neighbours?*
- *We would be concerned that the front door is facing our back fence and the bedroom where we sleep which will create extra noise and disturbance.*
- *We enjoy a great variety of wildlife and have seen owls and woodpeckers in the woodland area of their garden. We also see bats in our own garden in a summer evening. We would be concerned about the light pollution and noise on the wildlife around.*
- *We have concerns about the use of this annexe, as the owner said last year that the intention for the log cabin was to allow friends and family to come and stay. This annexe will be close to our rear fence, and our bedroom is out the back, so any noise will disturb us.*
- *If this were to be used for family and friends once it is constructed rather than the proposed tenant, how do we then raise this, and what will the consequences be?*
- *We have lived here now for over 20 years, and this has the potential to create new noise and disruption out of hours.*

Following notification of the amended proposal one further representation has been received from the occupier of No.50 commenting: -

- *We would like to confirm that we have no objection in principle to the proposal, provided that the studio is not used / converted to a habitable living space in the future.*
- *We do have concerns regarding the current positioning of the proposed soakaway. As indicated in the amended plans, it appears to be directly aligned with our garden and aviary. Given that our land is at a significantly lower level than the application site, we are concerned about the potential risk of surface water drainage affecting our property, including possible flooding of our garden and summerhouse. We would therefore request that consideration be given to relocating the soakaway to the north aspect of the site, where it would be less likely to impact our property.*

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM19
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, including the development of ancillary buildings/structures within their curtilage.

As amended the proposed log cabin/outbuilding would be used by the Applicant as an artist's studio and no longer includes the provision of primary accommodation (i.e. bedroom/living room) or the provision of services (WC/shower facilities).

The supporting text to LP policy DM5 states at paragraph 5.66 that new freestanding domestic buildings should have regard to the scale, design and materials in relation to the property concerned but also any predominant characteristics in the area, including garden size. The impact of any proposal on the street scene and on neighbouring property must also be acceptable.

Visual Amenity

The existing dwelling plot is larger than average, occupying a 'backland' location to the rear of the more modest-sized dwelling plots of neighbouring bungalows fronting West Way. Despite being sited on elevated ground, the host bungalow itself is relatively secluded being well-screened by mature landscaping including the above-mentioned 'wooded area' to the periphery of its south/southeastern garden.

The proposed cabin/outbuilding would be sited within a clearing that has been created within the 'wooded area', south of the brick-built double garage building and above-mentioned old sheds/greenhouse. It would have a lean-to roof with a maximum height of 2.7m and an internal floor area of 24sqm. Its appearance would be consistent with that of a domestic garden outbuilding and would not appear excessively large or out of keeping in the context of this large plot.

The proposed cabin/outbuilding would be sited more than 25m from the site boundary with the SDNP and would have no adverse effect on its setting or the statutory purposes of its designation.

The submitted site plan plots the siting of existing trees within the 'wooded area' (although the precise accuracy of the drawing is questioned). The submitted form states that no trees will need to be felled to accommodate the development and there are no TPO trees within the immediate vicinity of the proposed cabin/outbuilding. The nearest trees are not individually good quality specimens but have a clear group value providing an attractive green backdrop to the frontage development on the west side of West Way. Policy DM19 requires that any trees removed to accommodate a development are replaced, ideally on a greater than 1:1 basis, and a condition to this effect is recommended.

Residential Amenity

The most affected properties are 48, 50, 56 and 58 West Way.

Following amendment, the proposed cabin/outbuilding will be used as a studio by the Applicant who is an artist. The amended layout no longer includes the range of

accommodation that would facilitate habitation independent of the main host dwelling. Its proposed use would be incidental to the use of the existing dwelling and would not give rise to a degree of noise or increase in activity that would be at odds with such domestic use.

The proposed building has also been reduced in size and scale, with windows and door openings now orientated to the west and north facing toward the applicant's own garden. The latest drawing is annotated to show the building would be sited 7m from the eastern site boundary with 48 and 50 West Way. A measurement taken from the scaled site plan shows it would be more than 10m from the southern site boundary with Nos 56 and 58. Although the proposed cabin/outbuilding would be visible from the rear gardens of these neighbouring dwellings which are on lower ground, the separation distance involved means it would not be unduly intrusive or overbearing in effect, or result in any adverse loss of privacy.

Following the most recent neighbour comment the soakaway has been reorientated to the west (away from No.50).

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Materials as stipulated on approved drawing C1216-3A.
4. No openings to east and south elevations of cabin/outbuilding.
5. Cabin/outbuilding to be used for purposes incidental to the enjoyment of the existing dwelling (not primary living accommodation).
6. Notwithstanding the details shown on the approved site plan C1216-4, if during the course of the development works any existing trees are required to be felled to accommodate the proposed cabin/outbuilding, details of replacement trees at a minimum ratio of 1:1 (including their planting size, species and siting) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved replacement trees shall be planted within the first planting season following first use of the building or the completion, whichever is the sooner, and any trees which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Informative

Pro-Active Amendment

Advice to Applicant re. bats.

Advice to Applicant re. SW drainage

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

Case Officer: Jo Morin Date: 05.05.2026

Authorised by: Louise Prew Date: 06/05/2026