Development Control – Delegated Officer Report

Application Number: AWDM/0414/25 **Recommendation – APPROVE**

Site: 26 Clarendon Road Worthing West Sussex BN14 8QJ

Proposal: Two-storey side extension to create a new house

Date of site visit: 16/05/2025

Neighbours checked: Y

Additional neighbour notifications: Y – revised plans

Site and Surroundings

The site is located on the southern side of Clarendon Road. The main site contains a two-storey end of terrace dwelling. This has been extended with rear dormer, hip to gable and single store rear extension.

The area is predominantly residential in character but to the south of the site is an industrial estate.

Proposal

The proposal is to construct a new two-storey house attached to the western end of the terrace. The extension would have a pitched roof with a lower maximum height than the main roof.

The house would have kitchen and dining facilities at ground floor and living room and bedroom at first floor level. It would be accessed from the side.

Materials will match with render proposed to the side. To the rear elements will have cladding.

Relevant Planning History:

AWDM/0331/14: Householder application for permitted development for prior approval for single storey extension to rear of property measuring 4m from rear wall of the original house, maximum height 4m and height of eaves of the extension 3m (existing conservatory removed). Prior approval not required

02/00313/FULL: Erection of 2 storey extension to side of property incorporating integral garage and extension of existing rear conservatory. Permitted

PREAPP/0704/14: Extension to side to form new dwelling.

Consultations:

West Sussex County Council (as LHA)

West Sussex County Council, in its capacity as Local Highway Authority (LHA), have been consulted on proposals for extensions to create new 1 bed house. The house would be located where existing garage has been demolished. There is an existing dropped kerb and hardstanding on frontage to provide Off road parking for 1 x car.

Cycle parking – shed shown, detail can be secured by condition.

Car parking – 1 x bed dwelling under WSCC guidance requires 0.9 space thus meets demand. Existing dwelling is 3-bed which would require 1.7 – if 1 x space as shown is provided it is considered any additional demand could be accommodated on Clarendon Road.
However, the plans show an off-road parking space for the existing dwelling also yet this would require the existing dropped kerb to be extended and boundary wall removed, which is not shown on the plans.

Visibility – visibility is acceptable from existing access and additional new off road parking not considered highway safety concern considering good forward visibility with alignment of clarendon road and anticipated speeds. Please ask the applicant to confirm extent to which existing dropped kerb will need to be extended and show perpendicular parking space off road with removal of boundary wall on updated plans.

Officer's response: Additional information was provided and the following comments were received:

West Sussex County Council, in its capacity as Local Highway Authority (LHA), have been re-consulted on proposals for extension to create new dwelling. In comments dated 28/04/25 the LHA requested further information in respect off-street parking provision and applicant to confirm extent to which existing dropped kerb will need to be extended. An updated plan has been provided showing extent of dropped kerb extension required for car to access parking space fronting existing dwelling. The drive will be shared with new dwelling and boundary wall will remain. Plans show workability of this manoeuvre. The Area Office should be contacted, as per below informative, for a licence for extending the dropped kerb. The Local Highway Authority does not consider that the 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 115), and that there are no transport grounds to resist the proposal. Car parking space No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose. Reason: To provide car-parking space for the use Cycle parking No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies. INFORMATIVE The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact the Area Highway Manager (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

Southern Water:

Proposed soakaways

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development. No new soakaways should be located within 5 metres of a public or adoptable gravity sewer, rising main or water main.

No Soakaways should be connected to the public surface water sewer.

Connection to public sewer
Southern Water has undertaken a desktop study of the area, and our investigations indicate that Southern Water can facilitate foul sewerage disposal to service the proposed development. Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: https://developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: https://www.southernwater.co.uk/developing-building/connection-charging-arrangements

We request that should this planning application receive planning approval, the following informative is attached to the consent: Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.

Adur and Worthing Councils:

The EHO (Public Health): No objection subject to hours of works and CMP conditions

Historic environment consultant:

The application is for a Two-storey side extension to create a new house.

The West Sussex Historic Environment Record (HER) shows that the proposed development is in a location with the potential for significant archaeological remains to survive.

In the 1960s a Neolithic flint axe and scraper was found in the garden of 26 Clarendon Road at a depth of 2ft (0.61m). Another axe was found at the same address in 1940 (HER MWS4556). Neolithic flint axes are highly significant and uncommon finds, and can be found in burial contexts, as well as within Neolithic occupation sites.

Roman pottery was also recovered nearby from Clarendon Road in 1960 (HER MWS384), suggesting nearby Roman occupation activity.

Given the previous significant finds from the site, there is potential that the groundworks associated with the proposal may impact further archaeological remains, likely of a prehistoric or Roman date.

Accordingly, I recommend that the following conditions are applied to any consent, in line with National Planning Policy Framework paragraph 218, and Worthing Local Plan policy DM24:

Recommendation: Archaeological Monitoring and Recording
1. No development or preliminary groundworks of any kind shall take place until a programme of archaeological monitoring has been secured in accordance with a Written Scheme of Investigation which has been submitted by the applicant, for approval by the Local Planning Authority.
2. The applicant will submit a final archaeological report or (if appropriate) a Post Excavation Assessment report for approval by the Local Planning Authority. This shall be submitted within 6 months of the date of completion of the archaeological fieldwork unless otherwise agreed in advance by the Local Planning Authority.

A professional team of qualified and accredited archaeological contractors should undertake the work. The work will consist of the archaeological monitoring of any groundworks associated with the development, including (but not limited to) any foundation trenches, service trenches or soakaways.

The Council should inform the applicant of the archaeological recommendation and its financial implications. An archaeological brief can be produced from this office on request. This would detail the work required and can be acquired prior to the production of a WSI.

<u>WSP (as drainage consultant):</u>

Following a review of the submitted information, we have no objection on surface water grounds. Due to the site, size, location, and type of development we would recommend the approval of the application with the following conditions attached:

Condition 1: Construction shall not begin until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must prioritise the use of source control Sustainable Drainage Systems (SuDS) in consideration of the Non-Statutory Technical Standards for SuDS and demonstrate no increase in flood risk as a result of the Proposed Development with sufficient supporting evidence provided to support its viability including supporting calculations for the 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 year), 3.33% AEP (1 in 30 year) plus climate change, the 1% AEP (1 in 100 year) and the 1% AEP (1 in 100) plus climate change critical storms. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring and winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any infiltration drainage. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. Reason: To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Policies of Adur & Worthing Council

Condition 2: The development hereby approved shall not be occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include: I. a timetable for its implementation. II. details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a drawing showing where they are located. III. a management and maintenance plan for the lifetime of the development which shall include details of design life and the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This will include the name and contact details of any appointed management company. Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policies of Adur and Worthing Council.

Representations: None received.

Relevant Planning Policies

Worthing Local Plan 2020-2036 (WBC 2023): Policies:
SP1 (Presumption in Favour of Sustainable Development)
SS1 (Spatial Strategy)

DM1 (Housing Mix)
DM2 (Housing Density)
DM5 (Quality of the Built Environment)
DM15 (Sustainable Transport and Active Travel)
DM16 (Sustainable Design)
DM17 (Energy)
DM20 (Flood Risk and Sustainable Drainage)
DM22 (Pollution)

National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance
SPD 'Space Standards' (WBC 2012)
SDP 'A Guide to Residential Development' (WBC 2013)
CIL Charging Schedule (Aug 2021)

Planning Assessment

Principle of Development

Policy SS1 of the Worthing Local Plan sets out the housing supply over the period 2020-2036 and gives a total figure of 3,672 (an annual target of 230 dwellings per annum).

The NPPF requires Councils to demonstrate adequate housing supply. The most recent 5 Year Housing Land Supply (5YRHLS) position for Worthing (as at 01/04/2023) demonstrates a 6.3 years supply applying a 20% buffer as at that time Worthing had failed the then current Housing Delivery Test (HDT) (2022 published December 2023).

However, the most recent HDT 2023 (published December 2024) shows that Worthing scored 107% and therefore faces no consequences from the HDT.

Having a 5YRHLS position and having passed the HDT with no consequences means that for Worthing Paragraph 11 c) of the NPPF applies which states: '*For decision-taking this means: c) approving development proposals that accord with an up-to-date development plan without delay* '.

The provision of one additional unit in the built-up area is welcomed in principle subject to the assessment of other material planning considerations.

Visual Amenity

The spatial strategy for development in the Worthing Local Plan is to achieve the right balance between planning positively to meet the development needs of the Borough whilst continuing to protect and enhance the Borough's high-quality, built environments and open spaces.

Local Plan Policy DM2 sets out a design-led approach to determining the capacity of development sites, with particular consideration given to the site context and the character of the area in which it is located.

Policy DM5 requires all new development to respect and enhance the character of the site and the prevailing character of the area, stating that new development should make a positive contribution to the sense of place, local character and distinctiveness of an area. The supporting test to this policy states at paragraph 5.65 that private residential gardens within the built-up area are excluded from the definition of brownfield (previously developed) land and that inappropriate development of residential gardens will generally be resisted, although may be acceptable in some circumstances. It states that applications for the development of private gardens will be considered carefully and each case will be determined on its own merits taking into consideration the size and shape of the garden, impact on neighbouring properties, biodiversity, density and the character of the area.

The Council's SPD 'A Guide to residential development' acknowledges that some infill development can provide a welcome addition to the Borough's housing stock. However, paragraph 4.33 makes it clear that infill development requires sensitive design and good landscaping if new buildings are to be fitted successfully into small sites in established residential areas. It states that insensitive infilling that will negatively impact on an areas character or amenity will be resisted.

The proposed dwelling has been designed as an extension to the main house. It matches in style the design of the extension to the neighbouring property with a similar eaves height and roof pitch. A set back from the boundary with the twitten ensures an openness is retained and prevents the terracing effect.

The proposal has been updated to provide a pitched roof to the rear and to remove the majority of the cladding. Render is now proposed which will ensure the development complements the existing building. Cladding is proposed to the rear elevation. This is acceptable in this location where it won't be visible from the street. A condition will be required ensuring that it is not used on the rest of the house.

Residential amenity – Future Occupiers

The proposed one-bedroom dwelling would have a double bedroom, and have a GIA of 58sqm, which would just meet the minimum internal space standard for a 1-bedroom 2-person house set out in the nationally described space standards. While it is noted that a separate living room is provided which could in theory be used as a bedroom it is considered given the scale of the living facilities downstairs that this is likely to be used as a living room and is therefore acceptable.

All the main habitable rooms would be provided with an aspect to the front or rear providing good levels of light and outlook.

The proposed rear garden area (50sqm) would be in line with the minimum of 50sqm required for a 2-bedroom house. (The standards don't provide a minimum for a one-bedroom house).

Overall, a good level of amenity would be provided for the occupiers.

Residential Amenity - Neighbours

The main impacts are to the existing house, no 26, and the house to the west, no. 28.

The house would be set back from the main elevation at the front of no. 26 Clarendon Road. It would not project as far back as the ground floor extension of the existing house but would project further into the site past the main elevation at first floor level. A line has been drawn on the plans showing that the extension at first floor would not project within 45 degrees of the habitable windows at first floor. This indicates no unacceptable loss of light to these windows. The ground floor would be unaffected due to its depth.

To the west, no. 28 Clarendon Road, is an end-of-terrace two storey dwelling with an existing two storey side extension.

The safeguards included within the provisions for permitted development set out in the GPDO relating to the insertion of new upper floor windows located in the side elevation of a dwelling are sufficient to protect neighbours from unacceptable overlooking as a result of windows being inserted in the side elevation in the future.

It is considered necessary to remove permitted development rights to control any additional alterations to the property to protect neighbouring amenity.

Access and Highways

The development proposes a car parking space to the front of the house with one space retained for the existing house. Amended plans were sought to show an extension to the crossover to facilitate access to the retained parking space. The Highway Authority was consulted and raised no objection.

Sustainable Development

Policy DM16 of the Worthing Local Plan states that all new build housing should achieve a minimum 20% CO2 reduction compared to Part L of the Building Regulations (2013) through energy efficiency measures. In addition, all new build housing should seek to achieve an Energy Performance Certificate A rating (with a minimum expectation of B rating).

No details have been provided of how the required level of carbon reduction would be achieved. However, this could be dealt with by a condition requiring submission of SAP calculation reports at design and build stages, and submission of a minimum B-rating EPC on completion.

Policy DM17 of Worthing Local Plan states that all new housing should incorporate renewable and low carbon energy production equipment to meet at least 10% of predicted total energy requirements (after CO2 reductions from energy efficiency measures). Again, no details have been provided of the renewable/low carbon energy production equipment necessary to achieve the required 10% of predicted energy needs. This could take the form of solar PVs on the west-facing roof of the new dwelling, or an ASHP, either of which would be acceptable in principle. Precise details should be submitted and agreed as a condition of planning permission.

Biodiversity net gain

Policy DM18 requires all new development to provide a minimum 10% net gain for biodiversity – where possible on site. A minimum 10% BNG is mandatory for small sites since April 2024.

The applicant has indicated that the site would not affect 25sqm of habitat as the development is largely on the site of a previous garage. Google streetview photos from 2020 do not indicate that anything has changed since this date which would assume that there was previous habitat that would be affected. The applicant has confirmed that a tree to be removed on site has a trunk smaller than 30cm in diameter and therefore does not factor into calculations.

Archaeology

An application response has been received from the Council's archaeology consultant. Neolithic flint axes have been found on the site in the 1940s and 1960s at a depth of 2 feet. It is considered that these are important archaeological finds. Roman pottery has also been found elsewhere on Clarendon Road. As the development is for a new dwelling it is appropriate to include the two recommended conditions requiring a written scheme of investigation.

CIL

A CIL charge will apply to this proposed development for market housing. The applicant has indicated it will be self build and so the relevant forms and justification will need to be submitted.

Recommendation

APPROVE subject to Conditions:-

1.Standard 3 year time
2. Approved plans
3. Materials as specified
4. Cladding only to rear elevation
5. Archaeology condition 1
6. Archaeology condition 2
7. Remove 'permitted development' entitlements for extensions

8. Construction to take place only between 8.00am and 6.00pm (Mon-Fri) and 9.00am to 1.00pm on Sats
9. Energy statement detailing necessary carbon reductions and 10% renewable energy
10. SuDS condition
11. Maintenance of SuDS

Informative

1. NPPF approved following revisions
2. CIL
3. WSCC Highway Licence
4. New Address
5. Southern Water

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

Case Officer: Louise Prew Date: 14/01/2026

Authorised by: Jo Morin Date: 15.01.2026