

Development Management – Delegated Officer Report

Application Number: AWDM/0152/26 **Recommendation:** – APPROVE

Site: 80 Marine Crescent Worthing West Sussex BN12 4JH

Proposal: Single storey extension to East elevation

Date of Site Visit: 05.03.2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application relates to a detached house occupying a spacious corner plot at the junction of Marine Crescent and Patricia Avenue. The property is one of several similarly designed dwellings on this section of Marine Crescent having a distinctive cat-slide roof feature in the centre of the front elevation and integral, front-projecting, double garage (many now converted into habitable living accommodation as in this case) with balconies/terraces on the flat roofs above.

The dwelling had been extended by a single-storey front/side extension that wraps around the front SE corner of the dwelling. The side element, constructed in brick with rendered finish to the front, has a tiled, dual-pitched roof. The front component has a glazed, lean-to roof.

The large frontage area is enclosed by a low brick wall and has been hard surfaced to provide off-street parking served by 2 separate accesses on Marine Crescent and Patricia Avenue. The area to the side and rear of the house adjoining Patricia Avenue is enclosed by dense hedging above the low boundary wall to provide a private garden. There is a detached double garage building in the northwest corner of the rear garden with a driveway and gated vehicle access onto Patricia Avenue.

The house is on slightly higher ground than the adjoining highway in Patricia Avenue.

No.1 Patricia Avenue, a detached house, adjoins the rear garage and driveway. There is a first-floor terrace above the attached garage on the south side.

On the opposite (East) side of Patricia Avenue is a series of detached chalet houses, and a pair of semi-detached, 2-storey flats (Drummond Court) on the east side of the splayed junction of Patricia Avenue with Marine Crescent.

The site is located within EA Flood Zone 3. The site edges are at high risk of surface water flooding now or in the future.

Proposal

Permission is sought for a single-storey extension on the east side of the dwelling, infilling the area to the rear (north) of the existing dual-pitched side extension. The extension would have a maximum depth of 5.95m and a maximum width of 4.2m, some 1.1m wider than the existing extension, partially wrapping around the rear corner of the latter. The rear of the extension would align with the rear wall of the main house. As amended, it would have a flat roof with a maximum height of 3.3m, incorporating 2no rooflights.

The existing internal layout on the GF would be reconfigured in addition to the proposed extension to provide live-in carer's accommodation for a disabled member of the family. The resulting annexe accommodation (43.5sqm) would consist of a kitchen/living/dining room, separate bedroom and bathroom. The annexe would share the entrance to the main house and would be linked to the ground-floor accommodation of the main house by an inter-connecting internal door.

A previously proposed separate porch entrance to the annexe has been omitted from the proposals.

The application is accompanied by an FRA (standing advice).

Relevant Planning History:

00/00983/FULL - Single storey front and side extension

STATUS: Conditional Consent 28th November 2000. Implemented.

Consultations: None undertaken.

Representations:

1no representation has been received from the occupier of 1 Patricia Avenue concerned about the loss of an existing view due to the height of the proposed pitched roof, commenting there would be no objection to a flat roof.

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.

LP Policy DM5(b) requires that residential annexes must be designed as ancillary to the main dwelling and be capable of satisfactory conversion for use in association with the main dwelling when it is no longer required by a relative or dependant.

The supporting text at paragraph 5.67 states: *“Residential annexes can provide a suitable solution for accommodating a relative or dependent within the curtilage of the main dwelling house. Where a totally independent dwelling is not acceptable, (for example where there is a lack of separate curtilage, inadequate parking or a general unacceptable intensity of use), permission may be granted for an annexe subject to conditions or planning agreements limiting occupation to a relative or dependent, and requiring conversion of the accommodation to a use in association with the main dwelling, when it is no longer required for the relative or dependent. Such annexes should be ancillary to the main dwelling both in scale and range of accommodation and facilities and must not assume a detached or independent identity by design or sub-division of the curtilage of the main dwelling.”*

The use of the proposed annexe accommodation by a live-in carer would be ancillary to the host dwelling.

The internal floor area of the annexe would include all the accommodation necessary to enable the occupier to live independently of the main house, including a bathroom and kitchen/dining area. However, following amendment, the accommodation would not now have its own separate entrance, but would share the existing main entrance to the host dwelling. An internal, inter-connecting door would be retained to the main dwelling, and this can be secured by condition.

The change to the proposed layout and entrance to the annexe is considered adequate to avoid the creation of an independent identity. However, given the screening effect of the existing vegetation growing on the roadside boundary in Patricia Avenue, it would be pertinent to remove ‘permitted development’ entitlements allowing the future insertion of additional door or window openings into the annexe accommodation, or the erection of garden walls or fencing that would facilitate subdivision of the plot, in addition to a condition to ensure a functional ancillary relationship between the annexe and the main house is maintained.

Visual Amenity

The upper part of the proposed extension will be visible in views from Patricia Avenue and from the southeast in Marine Crescent, above the existing boundary wall and hedging (replacing an existing shed and greenhouse). In visual terms the originally proposed pitched roof would have been preferred compared to the rather utilitarian-looking flat roof. However, the extension is relatively modest in size and scale and will appear as a subordinate addition to the host dwelling. A minimum gap of 4.3m will be retained between the extension and the site boundary which will prevent it from appearing overly dominant in the street scene.

Residential Amenity

The siting of the proposed extension is remote from neighbouring properties and will have no adverse amenity effects.

Flood Risk

The floor level of the proposed ground-floor extension and resulting annexe accommodation will match existing finished floor levels. An internal connecting door means that means of escape routes will be the same as for the existing house. The submitted FRA states that use of materials which would allow the property to be quickly re-occupied are recommended.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. Ancillary annexe accommodation
5. Retain internal door opening at all times
6. Remove PD rights for insertion of additional windows/openings to annexe
7. Remove PD rights for erection of additional walls, fences and means of enclosure.

Informative

Pro-active Amendment.

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

Case Officer: Jo Morin Date: 30.03.2026

Authorised by: Peter Barnett Date: 1 April 2026