

Development Management – Delegated Officer Report

Application Number: AWDM/0784/26 **Recommendation:** – APPROVE

Site: 29 Lansdowne Road Worthing West Sussex BN11 4NF

Proposal: Garage conversion. Alteration to existing fenestration.

Date of Site Visit: 07/07/2026.

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site, 29 Lansdowne Road, is situated within an established residential area of Worthing. It comprises a large three-storey detached dwelling featuring a combination of pitched and flat roofs. The surrounding area is characterised predominantly by detached dwellings set within generous individual plots, although there are also blocks of flats nearby. The locality has a verdant character, with many properties benefiting from large driveways and private rear gardens. The application property follows this established pattern.

The property is not a listed building and is not located within a conservation area. Whilst there are Tree Preservation Orders affecting the site, they would not be impacted by the proposed development.

Proposal

Planning permission is sought for the conversion of the existing garage and alterations to the existing fenestration.

The existing garage doors on the front (north) elevation are to be replaced with a high-level window. On the side (west) elevation, two existing uPVC windows are to be replaced with a single uPVC window. Two rooflights are also proposed within the west-facing roof slope.

The garage conversion would create additional kitchen space within the dwelling.

Relevant Planning History:

No relevant planning history.

Consultations

WSCC Highways

“This application is for a garage conversion. The site is located on Lansdowne Road, an unclassified road subject to a speed restriction of 30 mph.

No alterations are proposed to the existing access arrangement. The proposed development is not anticipated to give rise to a material intensification of use of the existing access point.

A single-bay garage will be lost as part of the proposals. However, it should be noted that the existing garage does not meet the minimum internal specifications for single-bay garages of 3m x 6m as outlined in Manual for Streets (MfS). Therefore, the LHA would not consider the existing garage for parking provision, as it is likely too small to accommodate modern sized cars. It is not unreasonable for the LHA to assume the existing garage may be being used for other purposes, such as storage.

As such, no concerns are raised regarding loss of existing parking provision. An existing driveway is to be retained with provision for at least three cars.

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

None received.

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.

Visual Amenity

The proposed development is minor in nature and comprises a garage conversion, alterations to the existing fenestration, and the installation of two rooflights. The alterations would be modest in scale and would be well screened from the public realm by the existing boundary walls and mature landscaping along the front of the site. The proposed changes relate well to the design of the existing dwelling and would not appear incongruous or visually prominent within the street scene. As such, the development would preserve the character and appearance of the host dwelling and the surrounding area.

Residential Amenity

The proposed development would not result in any unacceptable impacts on the residential amenity of neighbouring occupiers. The replacement of the two existing windows on the side (west) elevation with a single window would reduce the number of openings facing the neighbouring property at 33 Lansdowne Road. In addition, the proposed rooflights within the west-facing roof slope would be positioned above head height and would not give rise to overlooking. The proposals would therefore not result in any unacceptable impacts in terms of privacy, outlook, loss of light or overbearing effects.

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: Tom Westerman Date: 22/07/2026

Authorised by: Jo Morin Date: 22.07.2026