Expiry Date - 09/12/2025
Extension of Time -

Development Management – Delegated Officer Report

Application Number: AWDM/1309/25 Recommendation: – APPROVE

Site: 12 Maytree Avenue Worthing West Sussex BN14 0HJ

Proposal: Demolition of existing garage and erection of a new attached garage

Date of Site Visit: 09/12/2025

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings
The application site is located on the eastern side of Maytree Avenue within Findon Valley, a residential area. The eastern side of Findon Valley has a steep topography with the western side being set lower than the east.

The application site comprises a bungalow with a large single storey rear extension. A garage is located to the side, further parking to the front of the site, and additional parking is available on street. The current garage has white rendering with a flat roof.

The site is not located within a conservation area or listed nor are there any TPO's on the site.

Proposal
The proposal relates to the replacement of the existing garage with a slightly larger version in materials that match the existing property. The replacement garage is proposed to be 2.59m in width to match that of the existing and retain the separation from the boundary, the depth of the proposed is to increase to 5.9m. This will see the garage run flush with the front elevation and a small increase to the rear. The height is also proposed to increase. The front elevation hosts a false pitch with an eaves height of approximately 2.3m with a pitch at 3.3m. The flat roof height to the rear of the site will be at 2.6m but due to the topography of the site this will be 2.9m towards the front.

Relevant Planning History:

AWDM/1526/21 - Proposed single-storey rear extension.
STATUS: Application Permitted 1st October 2021.

Consultations
None

Neighbour Representations
None

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 garage due to its location to the front of the site will have an impact on the visual amenity of the property. However, the existing garage is not fit for purpose and due to the design is not cohesive within the street scene. The use of materials in the proposal that match that of the existing will ensure greater harmony with the host dwelling resulting in an impact that is not detrimental to the application.

The use of a false pitch will be visible from the street scene, however, with the separation from the front of the site this is not considered to be detrimental to the application. This is due to the distance from the front of the site meaning only glimpse views would be available from within the wider context of the site of the flat roof behind.

Overall due to the minor scale of the application and materials to match that of the existing there is not considered to be any significant detrimental effect to the visual amenity of the site.

Residential Amenity
There will be a minimal impact on the neighbouring properties. The neighbour to the south would not be affected by the proposal due to the obstruction from the dwellinghouse.

The neighbour to the north would be the property most affected, the retention of the width of the existing garage helps to ensure there is not an overbearing impact from the proposal. The height will increase and as such there will be a potential for some overbearing / overshadowing from the garage. However, the separation from the boundary and the neighbouring property as well as the existing relationship is considered to mitigate these to a level which would be acceptable in this instance.

There would be no overlooking achieved by the proposal with the garage being in largely the same position as the existing with a rear door. There is not considered to be any openings that would provide views to the neighbouring property that would not already be available from within the site.

Recommendation:

APPROVE subject to condition(s):-

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: 09/12/2025

Authorised by: Louise Prew Date:09/12/2025