Expiry Date - 02/09/2025
Extension of Time - 03/10/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0892/25 **Recommendation: – APPROVE**

Site: 18 Rudgwick Avenue Worthing West Sussex BN12 5AZ

Proposal: Part single storey rear extension and part conversion of the garage

Date of Site Visit: 19/09/2025

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings:

The site is located to the east side of Rudgwick Avenue in a residential area of Worthing. The property comprises a link detached bungalow with brick and render elevations, brick quoin detail and a hipped roof. There is an attached garage to the north side which adjoins the neighbour's garage. The building is set back from the road behind a low wall, front garden and driveway. There is a conservatory and good size garden to the rear.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

Planning permission is sought for a single storey rear extension and part conversion of the existing garage.

The existing storage building behind the garage and the rear conservatory would be demolished and replaced with a rear extension extending the full width of the bungalow and garage. The extension would measure approximately 2.6m deep to the south end, extending to 5.4m deep in total to the centre and 2.95m to the rear of the garage (north end) measured from the original rear wall of the building. The extension would have a flat roof of approximately 3.05m high with flat roof lights above.

The roof of the garage would be raised from 2.6m to 3.05m to match the proposed extension and allow for conversion of the garage to a utility room. A false pitch roof would be added to the front of the garage.

The extension would provide an extended lounge with bi-fold doors to the rear and high level window to the south side, an open plan kitchen/dining room with bi-fold doors to the south side and windows to the rear and an office with window to the rear. Part of the garage would be converted to use as a utility room.

The extension would be finished in bricks and render to match the existing building.

Relevant Planning History:

None relevant

Consultations

Planning Applications Highways: The existing garage in its current format is substandard in size compared with WSCC parking standards which outline that a garage of 3m x 6m is sufficient to serve an average sized vehicle. Therefore, this existing garage space does not count toward the overall parking provision. Currently there appears frontage parking at the property for 2 vehicles and this same provision is proposed to be retained to serve the extended dwelling and garage conversion.

The proposed additional floor space provides additional habitable space for the dwelling including an additional bedroom. WSCC use the number of bedrooms within a property to establish the likely parking demand that it will generate. The LHA has consulted the WSCC Parking Demand Calculator and can advise that the total parking provision for a 3-bedroom property in this location would be 2 spaces. It is not anticipated that the additional bedroom proposed would generate a material intensification in vehicular movements or materially raise demand for parking within the site.

Parking sufficient to serve a minimum of two parking spaces is available on frontage hard standing. There is also the possibility for on street parking to accommodate for any overspill generated by the proposal. It appears that that storage is available within the remaining garage space for cycle storage.

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 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 street scene is characterised by bungalows of similar scale, form and design with garages adjoining each pair of bungalows. These garages are set back about 10m behind the front wall of the bungalows.

The proposed extension is to the rear of the property and would be mainly screened by the existing bungalow. Glimpses of the side may be possible through the gap between bungalows to the south east however these views would be very limited due to the narrow spacing and set back position. The raised roof of the garage would also be visible from directly outside the property however the false pitch roof proposed to the front of the garage would reduce the prominence of this addition.

The proposal would result in the symmetry with the adjoining garage being lost in terms of height and with the addition of a false pitch roof to the front, however due to the set back position of the garages from the road (about 17m) this addition would not be overly prominent in the street scene and would not appear out of keeping in the wider area.

The extension partly replaces an existing conservatory and brick built store to the rear and would remain subsidiary to the existing building in form and scale. The extension would be finished in materials to match the existing building reflecting its character.

There would be no significant adverse impact on the visual amenities of the locality as a result of this application.

Residential Amenity

The most affected neighbours are those to the sides at No.16 and 20 Rudgwick Avenue.

No.16 is located to the south of the application site and separated by a high fence to the boundary. The proposed extension to the south end of the rear elevation would only extend about 0.15m further to the rear than the existing conservatory that it is replacing and at this depth would not appear overbearing or oppressive to the neighbour or diminish light to their property. The deeper part of the extension is over 4m from the boundary and would not adversely affect the neighbours. The openings to the south side of the proposed extension would look on to the applicant's own garden and the boundary fence and would not result in overlooking or loss of privacy.

No.20 is located to the north of the application site and separated by a high wall and fence to the boundary. The neighbour's garage adjoins the boundary with the garage at No.18. The neighbours have a conservatory to the rear (containing their kitchen/dining room) set in away from the boundary by about 2m and which extends back to the same depth as the existing brick store that is to be demolished. The proposed extension would project approximately 1.8m further back than the existing store and adjacent to the boundary. The height of the garage roof would be increased by about 0.45m to 3.05m and this height would continue for the proposed rear extension. The rear of the neighbour's garage is adjacent to the boundary and there are no openings to habitable rooms in this part of the building. The conservatory is

served by openings to the rear and side and the extension would not extend beyond a line projected at 45 degrees from the rear facing openings. The extension would be visible from the side facing conservatory window but would not be considered overbearing or oppressive in outlook or to diminish light to the neighbour's property. No openings are proposed to the north side and no overlooking or loss of privacy would occur.

There would be no significant detrimental impact on the residential amenities of adjacent occupiers as a result of this application.

Parking

The proposal would result in the loss of a garage space, however parking for two vehicles can be accommodated on the existing driveway and therefore sufficient parking would be retained for the property.

Recommendation:

APPROVE subject to conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to north side elevations of extension

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: Amanda Haslett Date: 30/09/25

Authorised by: Jo Morin Date 30.09.2025