

Development Management – Delegated Officer Report

Application Number: AWDM/0210/26 **Recommendation:** APPROVE

Site: 41 Brighton Road Worthing West Sussex BN11 3EF

Proposal: Single storey side and rear extension

Date of Site Visit: 17/03/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site is located on the northern side of Brighton Road. The site contains a three-storey building in commercial use at ground floor with residential above. To the rear is an adopted accessway which connects Wyke Ave with Warwick Gardens.

The existing rear of the site has a variety of existing extensions and sheds which are of various quality.

The site is within Steyne Gardens Conservation Area. The building is on the Council's local interest list.

Proposal

The proposal is to remove the existing infill extension and replace it with a side and rear wraparound extension with a flat roof. The materials would be facing brickwork to match the existing building. The door and windows would be uPVC. The extension would provide an enlarged kitchen for the existing Thai restaurant. The cycle store and bin store would be retained to the rear.

Relevant Planning History:

10/0691/FULL - Retrospective application for the erection of two outbuildings to the rear in connection with restaurant.

STATUS: Conditional Consent 11th October 2010.

AWDM/1415/25 - Partial demolition of the front balcony terrace structure and first floor balcony, remedial works involve re-forming the balcony terrace structure and first floor bay balcony, and reinstating all finishes and detailing to match original.

STATUS: Application Permitted 13th February 2026.

Consultations

Environmental Protection: Hours of work condition recommended

WSP (as drainage consultant):

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

Informative 1: The applicant must follow the drainage hierarchy of preference. Due to the size and location of the development, an infiltration test should be carried out in accordance with the Part H2, paragraph 1.34 to 1.37 of the Building Regulations (https://assets.publishing.service.gov.uk/media/5a80cf9ded915d74e33fc8ae/BR_PD_F_AD_H_2015.pdf). This rate should then be put into the calculation in Part H3, paragraph 3.28. Following this the applicant can use the free tools at <https://www.uksuds.com/> to size the soakaway for the 1 in 100 (1%) plus CC event. If infiltration fails, the same links should be used to size attenuation storage to ensure surface water runoff does not increase from the existing discharge rate. To obtain the relevant rainfall data the applicant can visit <https://fehweb.ceh.ac.uk/> to download the point data for their site and input the csv file into the tools above.

The Worthing Society: No response

Neighbour Representations

None

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM13, DM24
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 commercial premises within Worthing Town Centre. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The proposed extension would be to the rear. It would be visible from the street only in views along the accessway from Wyke Ave. The extension would enhance the appearance of the conservation area as it would offer a tidier appearance to the existing extensions on site. The extension would be constructed from brick which would preserve the appearance of the conservation area. The use of UPVC windows and doors are considered to be of a lower quality than timber but their use to the rear is considered acceptable. They will be largely hidden from view as they are set back behind the bin and cycle stores.

Residential Amenity

43 Brighton Road

The planning history indicates that the use at ground floor is commercial with plans from 2021 showing storage and back of house areas with windows facing west towards the extension. The increase in height of the single storey extension would therefore not affect any residents at ground floor level.

39 Brighton Road

The existing use at ground floor is commercial. It is noted that permission has been granted for residential use as part of a prior approval at 39 Brighton Road. The proposed development wouldn't have an adverse impact on any habitable room windows in this proposal.

5 Wyke Road

The extension is sufficiently remote from the house at 5 Wyke Ave to the north to ensure they would not be affected.

Recommendation:

APPROVE subject to condition(s):-

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

Informative

1. Approved without amendment
2. Party wall Act
3. Drainage hierarchy of preference

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

Case Officer: Louise Prew

Date: 26/03/2026

Authorised by: Peter Barnett

Date: 26 March 2026