Expiry Date - 28/04/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0270/25 **Recommendation – APPROVE**

Site: **15 Ellis Avenue Worthing West Sussex BN13 3DY**

Proposal: **Widening of driveway entrance, excavation to level front garden involving removal of existing retaining walls, addition of new retaining walls to create enlarged parking area with new bound surfacing to parking area.**

Date of site visit: 17/04/25

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the west side of Ellis Avenue in a residential area of Worthing. The property comprises a detached bungalow with brick elevations and a tiled hipped roof. There is an attached garage to the south side and a large garden to the rear. The property is set back from the road behind a deep verge with street tree, a low brick wall to the front boundary and a part raised garden and lower driveway. There is a pedestrian gate to the north end of the frontage. The ground slopes down from north to south with steps up to the bungalow entrance.

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 to widen the driveway entrance, excavation to level the front garden and the removal and addition of retaining walls to create an enlarged parking area.

The raised garden area to the front of the building would be excavated and levelled to create a flat surface for parking. The new parking area would be finished in permeable block paving.

New retaining walls would be constructed around the parking area and positioned inside the existing front boundary wall, along the north side adjacent to the pedestrian path and in front of the bungalow. The new retaining walls would be lower than the existing front boundary wall. A guard rail would be installed on top of the north retaining wall adjacent to the pedestrian path and steps up formed from the new parking area to the path.

The existing driveway entrance would be widened by 1.691m to the north and the brickwork pier reconstructed to match the existing. A replacement Aco drain would be installed along the front of the driveway.

The existing vehicular crossover and dropped kerb would remain as existing.

Relevant Planning History:

AWDM/0412/25 - Single-storey rear infill extension, and new south side and front dormers to existing loft conversion – Pending Consideration

98/05181/FULL - Single storey rear extension – Approved

Consultations:

WSCC Highways - This application seeks the widening of a driveway entrance and works to front garden to facilitate an enlarged parking area with two off-street car parking spaces. The site is located on Ellis Avenue, an unclassified road subject to a speed restriction of 30 mph.

A section of wall is to be removed to enable a widened access point. The plans suggest no works to the existing vehicle crossover, which could benefit from being widened to line up with the widened access point. However, I am mindful of the close proximity of an existing tree fronting the site, which may limit how much the vehicle crossover could be widened to. Nevertheless, the applicant is advised to seek dialogue with the local WSCC Highway Area Office to ascertain whether this could be achieved. Although, I would not insist upon this, given there still appears to be suitable width to enable cars to manoeuvre in and out utilising the existing crossover.

In summary, 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.
If the LPA are minded to approve the application, the following informative should be applied:

Vehicle Crossover – Minor Highway Works
The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page:

https://www.westsussex.gov.uk/roads-and-travel/highway-network-permits-and-licences/highway-licences/west-sussex-county-council-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways/

Officer response: Clarification was sought from the agent as to whether any works were proposed to widen the crossover; they have confirmed that there would be no alteration to the existing crossover or dropped kerb which are to be retained as existing.

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM20
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 works proposed are to the property frontage and therefore visible in the street scene, however the works are to be carried out behind the front boundary wall which limits views. The widening of the driveway entrance would be relatively small and would retain the majority of the existing front wall. The new retaining walls would be lower than the existing front wall and would not appear dominant or intrusive in the street scene. The proposed block paving surface to the new parking area would complement the existing paved driveway.

There would be no 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.11 and 17.

The proposed works would not have any adverse impact on neighbours and would not result in any detriment to residential amenity.

Other matters

The proposed driveway surface would be constructed from permeable block paving and the Aco drain to the front would be replaced and extended. These

measures would ensure the current provision for surface water drainage on site is maintained.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Brick pier to match bricks of existing front wall
4. Permeable surface for parking area

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:	24/04/25
Authorised by:	Jo Morin	Date:	24.04.2025