

Development Management – Delegated Officer Report

Application Number: AWDM/0177/26

Recommendation: – APPROVE

Site: 7 Falmer Avenue Worthing West Sussex BN12 4SY

Proposal: Single storey rear extension, conversion of garage into habitable accommodation; new front porch

Date of Site Visit: 24/02/2026.

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site, 7 Falmer Avenue, is situated within an established residential area in Worthing. The property consists of a two-storey detached dwelling containing a pitched roof. The surrounding properties are also largely two-storey dwellings with pitched roofs. The application site contains a driveway at the front which leads to a garage (to which this application relates) on the left-hand side of the dwelling. A long private garden is situated to the rear of the dwelling and is separated from neighbours via fencing and mature vegetation.

The property is not a listed building and is not located within a conservation area. There are no Tree Preservation Orders affecting the site.

Proposal

Planning permission is sought for a single-storey rear extension, conversion of the garage into habitable accommodation, and a new front porch.

The proposed rear extension will extend to a depth of approximately 2.46m (matching the depth of the existing rear extension) and a width of 7.07m (excluding the width of the existing rear extension). It will feature a 'crown' roof with a height of approximately 3.55m, which is lower than the pitched roof of the existing extension.

The extension will be constructed in matching face brick with plain tiles to the crown roof. Whilst no side openings are proposed in the rear extension, 2no new obscure-glazed GF windows are proposed in the north side of the dining room

The existing porch will be enlarged, constructed in brick measuring approximately 1.75m deep, 3m wide, and 3.49m high with a tiled lean-to roof.

The garage will be converted into habitable space, comprising an enlarged utility room and a study/store. The existing garage door will be replaced with a window, with no increase in footprint. A new ground floor window is proposed in the existing south side elevation.

Relevant Planning History:

10/0705/FULL – Front garage extension and single storey side/rear extension

STATUS: Conditional Consent 1st October 2010.

AWDM/1575/25 – Application for Certificate of Lawfulness for proposed side dormer

STATUS: Application Permitted 20th January 2026.

Consultations

WSCC Highways

“The proposal is for an extension to an existing residential dwelling and is unlikely to have an impact on the local public highway.”

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 extension and porch are subsidiary in scale and form to the existing dwelling and will be constructed in matching materials. They are considered to relate well to the host dwelling and will not appear out of place.

The rear extension will have limited visibility from the public realm and will not harm the character or appearance of the area. The proposed new windows towards the rear on the North side will match the size and proportions of the existing sidelights towards the front on this elevation.

The replacement porch, located at the front, will similarly integrate with the existing dwelling and preserve the street scene.

The garage conversion involves no change to the building footprint, only the replacement of the garage door with a window, which is considered visually acceptable.

Residential Amenity

The most affected neighbours are those to the sides at 9 Falmer Avenue and 5 Falmer Avenue.

9 Falmer Avenue

9 Falmer Avenue is located to the north of the application site and consists of a two-storey detached dwelling containing a pitched roof. The properties are separated by fencing and vegetation.

There are 2 GF windows in the south side of No.9 facing the application site. Only the upper parts of the windows are visible above the boundary wall. Both windows appear secondary in nature to other windows/openings in the front and rear elevations serving the same GF accommodation. The receipt of light to the forwardmost window is currently affected by the main building at No.7 and a summer house positioned close to the boundary. The proposed rear extension would have some additional impact on the receipt of daylight to and the outlook from this window, but the effect will not be unacceptable. A gap of 1.1m will be retained between the North side of the extension and the site boundary.

The two proposed sidelights in the North side of the dining room will be roughly opposite the forwardmost window in the side of No.9. However, these are to be obscure-glazed and thus will not lead to any overlooking or privacy concerns in relation to No.9.

The siting of the proposed extension would not project beyond the rearward window in the South side of No.9.

No openings on the proposed extension itself will directly face 9 Falmer Avenue.

The porch and conversion of the garage is not to have any impacts on the amenity of No.9.

As a result of the above, there would be no overlooking or loss of privacy to neighbours, and there would be no unacceptable loss of light.

5 Falmer Avenue

5 Falmer Avenue is located to the south of the application site and consists of a two-storey detached dwelling. The properties are separated by fencing and vegetation.

The proposed extension will be screened from view by the existing single-storey rear extension. It will have a crown roof set below the pitched roof of the existing extension and will not extend beyond its depth. In addition, existing structures within the neighbouring garden provide further screening. A new window opening is proposed in the south side of the existing addition and would face onto the flank of the neighbouring garage at No. 5. The proposed porch and garage conversion would not result in any impacts on the residential amenity of this property.

As such, there would be no adverse impact on amenity.

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. Dining Room Windows to be Obscure Glazed

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: 24/03/2026.

Authorised by: Jo Morin Date:24.03.2026