

Development Management – Delegated Officer Report

Application Number: AWDM/1393/25

Recommendation: – Approve

Site: 19 Farncombe Road Worthing West Sussex

Proposal: Application to vary condition 1 (Approved Drawings) to include railings, amended entrance gates, entrance ramp, amended patio steps, external land level adjustments, external guard rail to terrace and change of eastern casement window to sash. Amended details now include sustainable surface water drainage.

Also variation of the following conditions to require compliance with newly submitted details:

4 - Construction Management Plan

5 - Biodiversity Gain Plan

6 - Landscape & Ecology Management Plan

7 - Surface Water Drainage Details

10 - Details of Windows and Doors

11 - Railings, Gates & Posts

12 - Cycle Parking

ORIGINAL DESCRIPTION: AWDM/1522/24: Two-storey rear extension with first floor terrace to existing office (Use Class E); basement extension with front and rear lightwells; alterations to front boundary treatment and new rooflight to office building.

Last visited: 6.1.2026

Neighbours Checked: Y

Additional Neighbours Notified: N Site notice posted 8.12.2025

Site and Surroundings

The site relates to a detached two storey Victorian villa located on the west side of Farncombe Road, north of its junction with Church Walk which is on the opposite side of the street. The building is currently vacant but was previously used as offices. The site is within a Protected Key Employment area as a protected office location. The site has an in and out driveway which can accommodate 4 cars off street. The site is within a controlled parking zone which restricts parking between 10-11am and 2-3pm to residents only.

There is a protected tree at the frontage, in the south east corner of the site, where TPO No.5 of 2006 applies. The site is within the Farncombe Road Conservation Area and is a local interest building.

To the north of the site is the five storey mansard roofed 1960's office building. To the south is a semi-detached villa, extended into the roof and converted into 3 flats.

Permission was granted in June 2024 for an extension to the rear of the building as extended office accommodation and included alterations to the front boundary

treatment including new railings (AWDM/0296/24 refers). A subsequent planning application approved a part two storey/part single storey rear extension with a roof terrace on the flat roof of the single storey element, and included a basement level with lightwells for additional office accommodation. Alterations to the front boundary treatment to include railings were also approved (AWDM/1522/24 refers).

Proposal

The current application proposes minor material amendments to the approved scheme under AWDM/1522/24 as a variation of condition 1 (approved plans). The applicant's supporting letter describes the amendments as follows:

- *Installation of new metal railings fixed to posts, fully enclosing the site boundary.*
- *Front entrance gates reduced in width to 3 m each, with new infill fencing and posts between the gates and the northern and southern boundary walls, ensuring the entire frontage is enclosed. The southern infill fence and posts are to be positioned on top of the existing kerb surrounding the tree to avoid root disturbance.*
- *Addition of a new door and access ramp.*
- *Amendment to the external escape stair within the rear garden, now to include a metal gate matching the proposed railings.*
- *Replacement of one existing casement window on the eastern elevation with a sash window to match others on the property*
- *Minor external level adjustments across the site to suit detailed design and construction tolerances.*
- *Alteration to the patio steps to comply with Building Regulations requirements for rise and going, including a partial return of the steps around the sides of the patio.*
- *Introduction of level thresholds to doors opening onto the roof terrace, resulting in a minor lowering of door head heights, and the addition of a new glazed guardrail to the rear of the terrace to achieve the required 1.1 m guarding height.*
- *New gate and handrails added to the external stairs leading to the patio*

In addition, the application seeks approval of details pursuant to conditions:

- 4 - Construction Management Plan
- 5 - Biodiversity Gain Plan
- 6 - Landscape & Ecology Management Plan
- 7 - Surface Water Drainage Details
- 10 - Details of Windows and Doors
- 11 - Railings, Gates & Posts
- 12 - Cycle Parking

Relevant Planning History:

AWDM/1394/25 - Application to vary Condition 1 (Approved plans) and condition 4 (Biodiversity net gain plan) and alteration to compliance for conditions 3, 5, 6, 7, 8, 9 and 11 of approved application AWDM/1567/24. Amendments include alterations to landscaping and revised BNG plan in order to provide 10% biodiversity net gain on site. Amended details now include sustainable surface water drainage.

ORIGINAL DESCRIPTION: Proposed single storey annexe to the rear of the garden
STATUS: Application Permitted 29.05.2026

AWDM/1522/24 - Two-storey rear extension with first floor terrace to existing office (Use Class E); basement extension with front and rear lightwells; alterations to front boundary treatment and new rooflight to office building

STATUS: Application Permitted 20th May 2025.

AWDM/1567/24 - Proposed single storey annexe to the rear of the garden

STATUS: Application Permitted 20th May 2025.

AWDM/0296/24 - A two storey rear extension with first floor terrace to existing Office (Use Class E) and provision of front boundary treatment

STATUS: APP 4th June 2024.

AWDM/1295/19 - Approval of Details Reserved by Conditions: 4 - Details of doors and windows; 7 - Details of secure cycle facilities; 8 - Details of surface water drainage, of Application no. AWDM/0365/17.

STATUS: APP 22nd October 2019.

AWDM/0005/18 - Application for a non-material amendment to previously approved AWDM/0365/17. Amendments: Removal of first floor window on north elevation, new window at first floor level on west elevation and alteration of ground floor west elevation window and new conservation rooflight to rear elevation.

STATUS: APP 25th January 2018.

AWDM/0365/17 - Part two storey part single storey rear extension and conversion of office building to form 4 no. two bedroom flats with rear first floor balcony

STATUS: APP 16th June 2017.

NOTICE/0013/16 - Prior Approval for change of use from Use Class B1 (office) to Use Class C3 (dwelling) 3 x 2 bed and 1 x 1 bed flats.

STATUS: Prior Approval Not Required 15th September 2016.

AWDM/0209/13 - Re-surfacing and re-modelling layout of existing forecourt car parking area, including the formation of a second vehicular access and crossover onto Farncombe Road (to allow ingress and egress by vehicles) and ancillary works; and installation of replacement painted timber front door and re-modelling of front entrance steps

STATUS: APP 30th April 2013.

90/0826 – Application for Conservation Area Consent for the demolition of existing north (side) and west (rear) extension. Approved 6.11.90

90/0820 – Alterations and extension to existing building. Granted 6.11.90

86/0809 – Formation of additional vehicular access onto a classified road and erection of new gate pier. Granted 4.11.86

85/1166 – Change of use from house to offices. Granted 4.2.86

Consultations

The **Highway Authority** has made the following comments:

West Sussex County Council was consulted previously on Highway Matters for this location under planning applications no. AWDM/1522/24 to which no objections were raised.

This application seeks to vary condition 1 of the approved plans to include a number of alterations to the approved site layout. Notable to the Local Highway Authority, are the changes proposed to the accesses onto Farncombe Road. There are now proposed to be metal railings and a gated access to both points of access to the property from Farncombe Road.

The inclusion of the proposed gates and fencing at the access point will narrow the available space for vehicles navigating to/from the site over the existing arrangement. It is outlined however that a 3m wide access will be retained. This would be considered suitable for most domestic vehicles, however, may not be desirable for some larger vehicles. It is anticipated that those vehicles would service the site roadside instead of entering the site or park in nearby alternative public parking provisions. As noted within the comments issued by the LHA under the original application- there are alternative parking locations for any road users unable to make access into the parking area in this location.

The gates open inward of the site and therefore do not encroach on the publicly maintained highway- any associated mechanisms should also be positioned within the site boundary and not overhang the publicly maintained highway/footway at this location.

The most recent submission of the drawing “Proposed as-amended site plan for planning submission” revision G – dated 24.10.25 appears to show that the gate will open 90 degrees into the site, which would allow a suitable manoeuvre into the parking area. Previous iterations of this plan appear to show the gate opening at a reduced angle which might hinder access.

On balance, the gated access allows vehicles sufficient space to enter and manoeuvre the parking area and alternative locations have been identified locally which can accommodate vehicles that do not wish to make use of this parking provision. The steel railings although within the pedestrian visibility splay, do not provide a solid barrier to visibility and there would be opportunities for visibility of oncoming pedestrians in between the rails.

The Local Highway Authority does not consider that the proposed gated access 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 115), and that there are no transport grounds to resist the proposal.

The Council's **Drainage Consultant** was initially consulted on the original submission and in response to the variation of condition 1 amendments and initial consultation concerning conditions 4,5,6,10,11 and 12 the drainage consultant had noted no changes to drainage or flood risk.

However subsequent details have been received in pursuance of condition 7 concerning surface water drainage details. The **Drainage Consultant** has been re-consulted and has provided the following comments:

The applicant is applying to vary condition 1 (Approved Drawings) to include railings, amended entrance gates, entrance ramp, amended patio steps, external land level adjustments, external guard rail to terrace and change of eastern casement window to sash. Amended details now include sustainable surface water drainage. Also variation of the following conditions to require compliance with newly submitted details: 4 - Construction Management Plan 5 - Biodiversity Gain Plan 6 - Landscape & Ecology Management Plan 7 - Surface Water Drainage Details 10 - Details of Windows and Doors 11 - Railings, Gates & Posts 12 - Cycle Parking ORIGINAL DESCRIPTION: AWDM/1522/24: Two-storey rear extension with first floor terrace to existing office (Use Class E); basement extension with front and rear lightwells; alterations to front boundary treatment and new rooflight to office building. The application is to Worthing Borough Council.

Following a review of the submitted information, we note that insufficient information has been received regarding the proposed surface water drainage.

- We request confirmation that a winter CV value of 1 has been used in the drainage calculations as the initial rainfall details state a value of 0.840 but each individual storm states a value of 1.*

- In addition, we require clarification on why the half drain time has not been calculated.*

- Finally, the calculations allow base infiltration within the proposed soakaway; however, the calculations should only allow for side infiltration due to the likelihood of the base of the soakaway silting up over time.*

We note that maintenance information has been received; however, this cannot be approved until the proposed method of drainage is approved in case of any changes to the drainage components. Therefore, we still require the following conditions to be attached to the approval of the application.

Condition 1: Construction shall not begin until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must prioritise the use of source control Sustainable Drainage Systems (SuDS) in consideration of the Non-Statutory Technical Standards for SuDS and demonstrate no increase in flood risk as a result of the Proposed Development with sufficient supporting evidence provided to support its viability including supporting calculations for the 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 year), 3.33% AEP (1 in 30 year) plus climate change, the 1% AEP

(1 in 100 year) and the 1% AEP (1 in 100) plus climate change critical storms. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring will be required to support the already provided infiltration testing and the design of any infiltration drainage. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Policies of Adur & Worthing Council.

Condition 2: The development hereby approved shall not be occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

I. a timetable for its implementation.

II. details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a drawing showing where they are located.

III. a management and maintenance plan for the lifetime of the development which shall include details of design life and the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This will include the name and contact details of any appointed management company.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policies of Adur and Worthing Council.

Following receipt of a further technical note from Motion, the applicant's consultant in relation to flooding and drainage, the Council's Drainage Consultant has provided the following further comments:

Following a review of the updated information, we note that updated calculations have been received demonstrating that a CV value of 1 has been utilised. However, we still have concerns regarding the following:

- Half drain time has been shown to be well above 24 hours. If a half drain time of 24 hours cannot be achieved, then we would expect to see consecutive storm calculations showing that the system can cope with a subsequent 1 in 10-year event without flooding occurring at the site.*
- We recognise the use of catch pits and pretreatment measures; however, as a standard across all planning applications, we still require calculations to only use side infiltration.*

We note that maintenance information has been received; however, this cannot be approved until the proposed method of drainage is approved in case of any changes

to the drainage components. Therefore, we still require the following conditions to be attached to the approval of the application. (Condition 1 and 2 as before)

A further technical note has been provided by Motion in response to these comments to which the Council's Drainage Consultant has commented as follows:

Following a review of the updated information, we acknowledge the receipt of Technical Note 3 (prepared by Motion Consultants | dated 18th February 2026) demonstrating that the proposed drainage system is able to drain a 1 in 100-year plus climate change event and a consecutive 1 in 10-year event. However, we note that the safety factor has been reduced to 1.5. As per Table 25.2 of the SuDS Manual and in line with previous calculations, a safety factor of 2 should be applied.

We recognise the use of catch pits and pretreatment measures; however, as per Chapter 25.4 of the SuDS Manual, "even with upstream sediment protection it is likely that some silt will always collect in an infiltration device". Therefore, base infiltration must be removed to ensure the system is designed to function post-siltation. As per Chapter 25.4 of the SuDS Manual, "if the design is based on the guidance in BRE (1991) then infiltration from the base is ignored".

We note that maintenance information has been received; however, this cannot be approved until the proposed method of drainage is approved in case of any changes to the drainage components. Therefore, we still require the following conditions to be attached to the approval of the application. (Condition 1 and 2 as before)

The applicant has provided further supporting information with a third party review and modelling by Urban Water. Further confirmation was requested to show that FEH rainfall data has been used for the calculations, as only the parameters for the 2-year storm which uses FSR data are apparent. Further drainage calculations have been provided using FEH rainfall data and 100 year return period.

The Council's Drainage Consultant is now satisfied that sufficient information has been provided and has commented as follows:

Following a review of the updated information, we note that calculations have been provided using FEH rainfall data and the requested parameters (Causeway Calculations | dated 2 April 2026). Therefore, sufficient information has been provided to meet the wording of the proposed drainage condition. We also note that maintenance and management details have previously been provided in Appendix G of Technical Note 2: Discharge of Conditions (prepared by Motion | dated 24 December 2025).

Therefore, we would recommend the approval of the application and discharge of our previously recommended surface water drainage conditions.

The Worthing Society – no comments received

The Council's **Heritage Consultant** originally objected to the application – comments as provided below. These have been addressed by a series of changes in discussion

with the heritage consultant and are now considered satisfactory. Their final comment, (concerning the rooflight) is added at the end of the original comments below.

Objection – less than substantial harm

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 confers a statutory duty to LPAs when exercising planning functions, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.”

The LPA’s duties are reinforced within Section 16 of the NPPF, Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

As such, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Other elements held within Section 16 will also be considered as will Local Policy.

Settlement in Farncombe Road began with a series of substantial villas in the mid-nineteenth century. This was followed later in the century by 5semi-detached housing. Twentieth century development (illed the empty plots on Church Way and replaced some of the villas.

All the buildings are set well forward on their plots to produce generous back gardens, yet far enough back from the pavement to give the streets their broad, open aspect. This effect is reinforced by the generous grass verges between road and pavement and by the wide roadways. Mature trees throughout the area, both in gardens and verges, create a pleasant setting for the buildings. Well-kept original red brick pavements also contribute to the area's settled, long-established appearance, though some have been replaced by driveways and man-hole covers. Low boundary walls of boulder-flints with red-brick bandings and piers, provide an attractive division between garden and thoroughfare for most properties. They are a significant part of the street scene. The building lines follow the road, with most houses being set 8-10 metres from the edge of the pavement; this, and the generous spacing between the houses affords a series of changing vistas to anyone travelling along Farncombe Road.

The essential architectural character of the area is defined by its large villas. The prevalent features of these include:-

- Two, occasionally three, storeys.*
- Proportions: mostly double-fronted (3 bays). with over-all height, length and width being roughly equal.*
- Shallow-pitched, hipped roofs in natural slate.*
- White stucco or yellow brick elevations.*

- Canted bays.
- Timber sashes with horns - single or double paned.
- String course dividing ground and first floors.
- Decorative eaves cornice.
- Quoining - vermiculated (eg No. 6 Farncombe Road and Nos. 101-103 Brighton Road) or plain (eg No. 9 Farncombe Road).
- Classically inspired doorways, with columns, pilasters, consoles etc.
- Four or six panelled wooden doors.

The application seeks to vary approved plans from a previously consented scheme to include variations to entrance gates, windows, railings amongst other aspects. Many of the drawings relate to previous conditions which are sought discharge so not to be placed on any forthcoming permission.

In respect of the proposed Metal railings the detail provided is insufficient and should be supplied at 1:10 elevations and 1:2 sections. It is also noted that fixed railings are mounted on a dwarf wall in terms of the existing and this should be repeated at the front of the boundary for any fixed additional fencing. Piers should be utilised to terminate dwarf walls and provide a suitable hinge location for an entrance gate. King posts may also be required to support the railings.

The metal railings around the light wells is excessive and should be removed and another less intrusive arrangement should be considered such as slightly raised brickwork??

The proposed boundary railing appears too inconsistent and presents itself as a harmful proposed boundary treatment undermining the streetscape presentation of the building and having a wider adverse impact on character.

In relation to the sash window, where a proposed sash could be supported once again these should be in 1:10 elevations and 1:2 sections (horizontal and vertical) with the surrounding aperture shown for context for each window. This also applies in relation to the rooflights.

Only slim double glazing will be accepted with genuine glazing bars, the glazing bars specified are too wide and stick on. The bottom rail is considered to be too small but should be checked and confirmed (supply a accompanying photo of the bottom rail of an existing window with a measure tape on it)

There is no confirmation as to the materiality of the proposed windows, this should be specified on the drawing

Finally the bin stores is not located clearly on amended drawings to the front of the building and there is no indication of its appearance. This is also required.

In summary the proposed will result in a poor overall appearance of overly large or small section sizes for windows in a unconfirmed materiality, the railings depart from established character and are of insufficient detail, no detail of bin stores or rooflights have been supplied and the fencing in of light wells seems excessive, in combination theses aspects will result in harm to the host building and wider

character of the conservation area with no justification that is either clear and convincing or in the public interest, particularly as it is also considered avoidable harm.

As such the proposed should be considerably amended or a refusal of planning permission issued.

Rooflight comment:

This new flush fit version is a considerable improvement over their previous model in terms of appearance and in this instance, I would consider that its installation would not cause harm to the character and appearance of the conservation area. For future reference I would not consider it suitable for a listed building.

To secure the right model of rooflight, I have checked the Velux website and I believe its the GCL top-hung heritage conservation roof window, as it describes a flush fitting with the roof slope, the other conservation models are basically standard models painted black with a stuck on glazing bar that are not suitable.

In order to control this I suggest the following condition:

Notwithstanding the approved plans, the roof light hereby approved is the Velux GCL Top-Hung Heritage Conservation Roof Window. Only this type of roof light may be installed in accordance with the approved plans and shall be retained as such thereafter. Any variation will require approval in writing from the Local Planning Authority.

Reason: To ensure the character and appearance of the Farncombe Road Conservation Area is preserved and the works hereby approved accord with Policy DM24 of the Development Management Plan.

Representations

None received

Relevant Planning Policies:

Worthing Local Plan 2020-2036 (WBC 2023): Policies:
SP1 (Presumption in Favour of Sustainable Development)
SS1 (Spatial Strategy)
DM5 (Quality of the Built Environment)
DM11 (Protecting and Enhancing Employment Sites)
DM15 (Sustainable Transport and Active Travel)
DM16 (Sustainable Design)
DM20 (Flood Risk and Sustainable Drainage)
DM22 (Pollution)
DM24 (The Historic Environment)

National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance

Planning Assessment:

The application proposes a variation to condition 1 of AWDM/1522/24, seeking to make minor material amendments to the approved plans, and includes submission of details for consideration in relation to those conditions as listed above. This application is therefore considered in the context of the previous approval which considered the impact of the development in detail, and there have been no significant changes in the context that the application is considered. This assessment is therefore limited to the proposed changes and additional details provided in the current submission.

Visual Amenity and impact on the Conservation Area

The Planning (Listed Buildings and Conservation Areas) Act 1990 states that the local planning authority should have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess, and special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas. The NPPF, further emphasises that when considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Policy DM24 states that development in Conservation Areas will be required to be of a high standard of design and materials so as to respect, preserve and enhance the character and appearance of that area, and preserve important features.

Policy DM5 seeks to ensure all new development is of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area.

The application proposes revisions to the approved front boundary treatment. The previous application accepted inward opening gates and vertical railings to the front boundary wall. As originally submitted the current application proposed an additional section of vertical railings to the front boundary treatment which would fully enclose the site frontage and with an adjustment to the position and width of gate access. However, this presents an opportunity to reinstate sections of the dwarf wall/railings and piers either side of the entrances instead of railings and the applicant has agreed to this change during the course of the application with amended plans received that confirm matching detailing.

This approach has been discussed with the Heritage Consultant and would address concerns over the use of stand-alone railings to the front boundary which as originally proposed would have a mis-matched and unsympathetic appearance with two differing boundary treatments. In relation to the reinstatement of a wall on the southern side of the entrance, in terms of the impact on the protected tree, the Council's Tree and Landscape Officer has confirmed that if the original base/foundation remains it may be possible to reinstate this. The main concern would be if damage occurs to major or anchoring roots or if a significant amount of small fibrous roots would need to be removed which could affect the tree. The agent has confirmed that the original

boundary wall base and foundation remains and that it would be possible to reinstate this without impacting on root protection areas. This can be controlled by condition with no excavation or damage/removal of roots permitted. Further detail has been provided in relation to king posts, acorn capping and fixings and would appear acceptable subject to a black painted finish as indicated on the submitted information.

An amendment was sought to delete the railings from the lightwells and instead use a low retaining wall for a more sympathetic appearance, but this has not been agreed. However, it is acknowledged that railings were previously approved to the lightwells and a refusal would not be justified in this respect. Detailing would match the front boundary wall railings.

Bin storage was indicated to be located to the frontage as originally submitted but following concerns raised over the highly visible and unsympathetic appearance this has been revised to a bin store located to the north of the building as per the previous approval, set behind the existing wall at the building frontage where it would be screened from public view and provides a more appropriate solution in terms of visual amenity.

Window and door details have been provided in pursuance of condition 10 of AWD/1522/24. All existing and new windows are proposed to be replaced with double glazed timber units. The detailing has been revised following concerns over their appearance, and the applicant now proposes Bereco's Heritage Range which includes slimline glazing. Timber French doors and bi-folding doors are also proposed. An amendment to the previous proposal to replace an existing casement with a timber sliding sash window is also proposed to the front elevation. Revised and additional details have been provided in response to the heritage consultants concerns with a full section of the triple sash mullion window to show the full aperture shown and deep bottom rail to match the existing window proportions. Slimline glazing is now proposed, and glazing bars have been deleted. A Velux Heritage Conservation rooflight has been stipulated. The Council's Heritage Consultant has commented that this new flush fit version would not cause harm to the character and appearance of the conservation area and has recommended a condition to specify the rooflight to ensure that the top-hung heritage conservation roof window type is installed. The revised proposals would have an acceptable appearance, and the condition can be amended to a compliance condition.

The applicant has also agreed to retain the timber front door which is welcomed and has been indicated on the revised drawings.

A new door and accessible ramp is proposed to the south elevation of the extension. This would be set back from the frontage and behind the existing single storey structure where it would not be readily visible or have any discernible impact on the conservation area. Similarly, amendments proposed to the rear raised patio to allow for existing ground levels would not cause any significant impact.

The roof terrace would be enclosed with privacy screens to its side's as previously approved and with the addition of a glass balustrade to the west side set within the parapet wall which would protrude by approximately 150mm. Given its simple/minimal

appearance, position at the rear, and in the context of the approved privacy screens, this would be acceptable.

Tree protection measures would still be required during the course of the proposed works.

Residential Amenity

The amendments to the design would not pose any significant threat to neighbour amenity. The revised patio design has been adjusted to accommodate differences in ground level on site and would not cause any significant impact to residential amenity. The additional door proposed to the side with ramp access would provide an accessible access to the building but with the main entrance door remaining at the front of the building. Whilst the proposal may result in some activity from comings and goings at this side of the building, there are high boundary walls enclosing the site and given the layout of the building and the level of activity that would be associated with the existing use and extension as previously approved, the revised proposals would not cause any significant detrimental impact to the amenity of neighbouring occupiers.

A construction management plan has been provided, and its implementation can be secured by condition in the interests of highway safety and amenity.

Highways and Access

No alterations are proposed to parking provision and no objection has been raised by the Highway Authority in respect of changes proposed to the entrance gates.

Cycle parking details have been provided, and this has been amended from an open store at the rear of the building, to an internal cycle storage room which would provide storage for 7 bicycles with racks provided and this provision is considered acceptable and can be secured by condition.

Sustainable Development

In terms of flooding and drainage, the applicant has responded to requests for further information including the latest calculations which use the requested parameters. On this basis the Drainage Consultant is satisfied with the proposed drainage and that maintenance and management details are acceptable and can be agreed. Condition 7 and 8 can therefore be imposed as compliance conditions to ensure implementation of the agreed details.

BNG

As set out in the Environment Act 2021, all relevant planning applications to which BNG applies will automatically be subject to a deemed pre-commencement condition (the biodiversity gain condition) which ensures that development may not begin unless a Biodiversity Gain Plan has been agreed.

Policy DM18 requires all new development to provide a minimum 10% net gain for biodiversity – where possible on site. A minimum 10% BNG is mandatory for small sites since April 2024.

The previous scheme approved the BNG metric, pre-development and post-development site habitat plans and BNG Statement. A baseline habitat assessment had been undertaken, and no habitat degradation had taken place prior to survey. There is no irreplaceable habitat within or immediately adjacent to the site.

A Biodiversity Gain Plan has been submitted, and this provides a baseline of 0.15 habitat units and proposes 0.06 habitat units to be provided on site in the form of 6 individual trees and non-native and ornamental hedgerow to the front boundary which is indicated on the site plan. This would represent a net change of 38.56 % which if implemented would result in over 10% Biodiversity Net Gain and comply with the BNG regulations and local plan and so the BGP can be approved. Condition 5 of the previous approval, which required the BGP to be prepared in accordance with the BNG Statement and Metric, can be amended to a compliance condition and implementation of the Biodiversity Gain Plan is also required by the statutory condition.

A landscape and ecological management plan has been provided in pursuance of condition 6 to ensure that the proposed habitats are delivered, and target conditions are achieved and maintained for at least 30 years. Implementation can be secured by condition.

Recommendation:

APPROVE the variation of condition 1 of planning permission AWD/1522/24 and details pursuant to conditions 1, 4, 5, 6, 7, 10, 11 and 12 subject to condition(s):-

1. Drawing Numbers
2. Time limit – 3 years from 20.05.2025
3. Hours of construction
4. Implement Construction Management Plan
5. Implementation of BNG in accordance with Biodiversity Gain Plan, BNG metric and BNG Statement
6. Implement Landscape and Ecological Management Plan in accordance with the BGP for a minimum of period of 30 years from the completion of the development
7. Surface water drainage scheme to be implemented
8. Maintenance and Management of sustainable drainage scheme to be implemented in accordance with Appendix G of Technical Note 2 dated 24 December 2025
9. Tree protection barriers during works, including no excavation/root damage or removal of roots to T1
10. Window and door details to be implemented
11. Railings, gates, post details to be implemented in accordance with drawings...
12. Cycle parking to be implemented
13. Matching materials and detailing
14. Screening to roof terrace to be installed
15. Roof terrace hours of use

16. Rooflight specification

Informative

- The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
- BNG informative

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

Case Officer: Rebekah Hincke Date:02.06.2026

Authorised by: Stephen Cantwell Date: 04.06.2026