Expiry Date - 11/11/2025
Extension of Time -

Development Management – Delegated Officer Report

Application Number: AWDM/1180/25 Recommendation: – APPROVE

Site: 9 Ashurst Close Worthing West Sussex BN12 4SP

Proposal: Single storey garage to side of house to provide double garage and bike store

Date of Site Visit: 16.10.2025

Neighbours Checked: Y

Additional Neighbours Notified: Y – Amended Plans

Site and Surroundings

The application relates to a detached 2-storey house occupying a substantial plot in the southeast corner of Ashurst Close, a 'banjo' style cul-de-sac located in a low density, outer residential suburb of the town.

The dwelling has a relatively narrow site frontage with space to accommodate a vehicle. The plot widens out on either side of the dwelling with a generous sized garden to the rear. The dwelling has been enlarged by 2-storey rear extension. An original integral garage has been converted into habitable accommodation.

The site is not listed or locally listed or within a conservation area. There are no TPO trees on the site. The site is identified as being a medium/high risk of surface water flooding taking into account climate change.

Proposal

The application which has been amended, seeks permission for an attached double garage 8m wide x 6.5m deep with a flat roof 2.5m high. The front of the garage would be set back 6.1m from the front elevation of the house and would align with the rear elevation. It would be constructed in brick to match the host dwelling with a roller garage door at the front and 2no windows and a door at the rear. An internal access to the garage would be provided from the existing kitchen.

The garage will house 2no vehicles and cycles.

Relevant Planning History:

AWDM/0711/12 - Two storey rear extension
STATUS: Application Permitted 26th July 2012. Implemented.

Consultations

WSCC: The Local highway Authority has raised no objection, noting that the garage is suitably sized to accommodate two cars as well as bicycles. There are no transport grounds to resist the proposals.

Neighbour Representations

The occupiers of the neighbouring dwelling to the north (No.8) initially commented:

Our concerns for the application from No.9 to erect a double garage:

- *Physical size: No measurements provided on the drawings.*
- *Accurate location.*
- *How close will the garage be to the party fence and bay window to our dining room?*
- *How will the existing bushes be affected as the application form states none will be removed or pruned?*

We hope some adjustments can be agreed.

Following notification of the amended plans, the neighbour has commented further:-

We can see that the proposed structure has been relocated by about 1mtr. However, we still do not know how high the structure will be.

I have produced a model of this structure using a pitched roof at approx. 10 degrees. This will lower the front and rear elevation and look a good professional design aesthetically, rather than a flat roof. Could you please advise us the intended height? This has been accepted [by the Applicant] for consideration.

Our concerns were the height, its proximity to the boundary fence outside our dining room window where there is greenery at the moment. It was stated on the original application that no trees or greenery would be removed but this seems inevitable.

Officer Comment: The neighbour has been informed of the height of the proposed garage (2.5m). The Applicant's Agent has confirmed that notwithstanding the neighbour's suggested amendment to the roof form, the Applicant wishes the application to be determined based on the current plans.

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

There is a narrow pinch-point (2.3m wide) between the front northeast corner of the dwelling and the site boundary with No.8. The existing shrubs and small trees in this part of the side garden will need to be removed to accommodate the proposed garage building and access to it (despite what is said on the completed application forms).

The proposed width of the double garage is overwide in relation to the proportions of the host dwelling and its flat roof somewhat utilitarian in appearance. Nevertheless it is subsidiary in scale and can be comfortably accommodated on this large plot without appearing cramped. As amended, the proposed garage is set well back from the front of the dwelling and owing to the tapered shape of the site frontage, it will not appear as an unduly dominant addition to the dwelling or the street scene.

Residential Amenity

The only affected property is No.8 to the north. The neighbouring properties in Arlington Avenue to the east, and No.10 to the west, are well-separated from the proposed garage and screened from the rear garden of the application property by mature boundary vegetation.

No.8 comprises a detached gabled-roofed chalet style house having an L-shaped footprint. It sits at an oblique angle to No.9 with its main gabled roof aligned east-west with a subsidiary gabled component projecting to the south side. The latter is sited about 2m from the common site boundary with ground and first-floor windows facing south overlooking the side garden of No.9. The boundary treatment consists of a combination of wall and timber fencing of varying height with trellis on top in places. The existing vegetation in the garden of No.9 provides some screening but the ground-floor bow window of No.8 is clearly visible above the fence line.

The narrow pinch point to the northeast corner of No.9 and the boundary with No.8 will be just about wide enough at 2.3m to provide access to the side of the house and the proposed double garage. As initially submitted it was considered that the siting of the proposed garage in proximity to this window and partly adjoining the common boundary would have an unneighbourly impact. Its intrusive effect on the outlook from the ground-floor bow window at No.8 heightened by the removal of the existing vegetation.

It is considered this impact has been satisfactorily relieved by setting the proposed garage further back on the side of the house and lowering its roof height to 2.5m. A minimum gap of 1.1m would be provided between the northeast corner of the garage and the site boundary.

The neighbours at No.8 would be aware of noise and activity associated with the use of the proposed garage including comings and goings, and work on vehicles taking place inside it in connection with the Applicant's hobbyist car collection. However, such activity would be consistent with the domestic use of the property and would not amount to a reason for refusal.

It is worth pointing out that a detached garage of the same height and size, and in the same position to the side of the house, could be constructed as permitted development.

Flood Risk

The application is accompanied by FRA comprising EA standing advice stipulating that floors level will be set no lower than existing AND 300mm above the known or modelled flood levels (1 in 100 annual probability river or 1 in 200 annual probability tidal flood in any year). However, the submitted section drawing clearly shows the floor of the proposed garage set below that of the main dwelling. In the circumstances a condition is considered appropriate limiting the use of the extension to garaging and other uses incidental to dwelling, but not habitable living accommodation.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to northeast side elevation
5. Incidental use, no habitable living accommodation.

Informative

Pro-active Amendment.

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

Case Officer: Jo Morin Date: 07.11.2025

Authorised by: Louise Prew Date: 07/11/2025