Expiry Date - 23/12/2025
Extension of Time - 20/01/2026

Development Management – Delegated Officer Report

Application Number: AWDM/1302/25 **Recommendation: – APPROVE**

Site: **11 Firsdown Road Worthing West Sussex BN13 3BG**

Proposal: **Retrospective application for log cabin in rear garden for use as home office and gym.**

Date of Site Visit: 14/01/2026

Neighbours Checked: **Y**

Additional Neighbours Notified: **N**

Site and Surroundings

The site is located at the end of Firsdown Road, to the south-east corner within a residential area of Worthing. The property comprises an end of terrace, two storey house with brick elevations, curved bay windows, and a pitched roof. The property is set back from the road and accessed via a footpath with a garage to the front, at a right-angle to the house. The main garden for the property is to the south of the house extending to the front, side and rear and enclosed behind a wall that runs between the front corner of the house and the front of the garage.

The property is not within a conservation area and is not a listed building. There are protected trees within the garden to the south and east boundaries.

Proposal

Retrospective planning permission is sought for retention of a log cabin in the garden for use as a home gym and office.

The log cabin is positioned in the south-west corner of the garden which lies forwards of the principal elevation of the house and behind the garage. The cabin is set in 1.18m from the south boundary and 0.5m from the west boundary.

The cabin measures 6.32m wide x 3.35m deep with a shallow pitch roof of 2.546m high. The south end of the cabin is raised above ground level on a brick plinth to accommodate the drop in levels to the south. The cabin measured from the lower ground level to the apex is 2.99m high.

The cabin is constructed from timber, painted a pale blue/green and has double doors and windows to the front and a window to the south (currently with obscure film applied).

Hedge planting (*Griselinia*) has been implemented to the south boundary of the site between the cabin and boundary fence.

The log cabin was installed in August 2025.

Relevant Planning History:

AWDM/1872/20 - Application for consent under Worthing Tree Preservation Order No. 6 of 1971 to crown lift up to 5 metres and reduce radial spread on southern side by up to 1.5 metres and remove any dead wood to Scots Pine tree T1 of group G4 and to fell and replace Scots Pine T2 of group G4.
STATUS: Split Decision 10th May 2021.

AWDM/1126/21 - Application for consent under Worthing Tree Preservation Order No. 6 of 1971 to reduce crown height and radial spread by up to 3 metres one Horse Chestnut tree T1 of group G5.
STATUS: Application Permitted 16th August 2021.

AWDM/0293/22 - Application for consent under Worthing Tree Preservation Order No. 6 of 1971 to crown lift up to 5 metres, reduce radial spread by up to 1.5 metres and remove deadwood one Pine tree of group G4.
STATUS: Application Permitted 19th April 2022.

Consultations

None required

Neighbour Representations

3 objections received from neighbours to the south of the site:

74 Hayling Rise
I object to this building. Its south facing window is directly visible from my bathroom. The building seems far too tall, too close to the boundary, overlooking, and in contravention of planning regulations and permitted development.
The applicant is a professional physiotherapist so I am also concerned that this will soon become a place of business.

72 Hayling Rise
The development is dominating my view to the rear of my property. The south facing window directly looks over my garden, and into my conservatory and living room, it overlooks my entire property. The building towers above my rear fence and is on a higher level than my rear garden. It appears very close to my boundary.

70 Hayling Rise
Intrusion of our property

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 log cabin is positioned behind the garage and behind a wall that screens the garden. Glimpses of the cabin are possible from the end of the road, through the metal gate but the structure does not appear dominant or intrusive in the street scene.

The log cabin is similar in scale to the garage which sits to the north of the structure and on higher ground. The scale of the cabin is not considered excessive for a garden building within a large garden. The cabin sits within a corner of a large garden and does not compete with the house or dominate the garden setting. The structure has been painted a pale blue/green which softens its appearance in comparison to bare new timber.

There is no adverse impact on the character of the street scene or the visual amenities of the locality as a result of this application.

Residential Amenity

The most affected neighbours are those to the west and south of the site at No.12 Firsdown Road and No.72 Hayling Rise.

No.12 is located to the west of the application site and is separated by a fence and mature planting to the boundary. The log cabin is set in 0.5m from this boundary and the neighbours rear garden and is visible from their garden. The cabin is no higher than the existing garage adjacent to the boundary and to the north and would not appear overbearing or oppressive to the neighbours or result in any significant overshadowing of their garden. There are no openings to the rear and there would be no overlooking to the neighbour's house or garden.

No.72 is located to the south of the application site on much lower ground and separated by a fence to the boundary. The log cabin is positioned directly to the north of the rear elevation and conservatory of this property, with a garden of just over 6m deep. The cabin is positioned 1.18m from the boundary fence and extends above the fenceline by approximately 1.4m due to the drop in ground levels immediately adjacent to the fence. The cabin can be clearly seen from the neighbour's property. Although the structure appears tall when viewed from the neighbour's property this is due to the much lower ground level to No.72. The building itself is a typical height for a garden building and in its position to the north of No.72 would not result in overshadowing of the neighbour's house or garden and is not considered to have a significant overbearing or oppressive impact. Several measures have already been implemented by the applicant to soften the appearance of the structure, including painting the timber a pale green/blue and planting a hedge along the boundary. The planting will take time to grow but in time will provide an attractive outlook for the neighbour. The main impact is the potential from overlooking from the south facing window which allows views into the neighbour's house and garden. It is this impact that must be mitigated and can be successfully achieved by installing proper obscure glazing (rather than the

film currently applied) and fixing the window shut. This would prevent overlooking and loss of privacy for No.72. A condition would be applied to ensure that the glazing is replaced with obscure glazing (minimum privacy level 3) as part of the consent. If in the event that the glazing cannot be altered the window would be blocked up. The main impact arising from a log cabin in this position can therefore be mitigated and retention of the structure on this basis is considered acceptable.

The log cabin can be seen from No.70 and 74 however the structure does not have an adverse impact on their amenities.

The cabin is used as a home office and gym for the occupiers of the property and is ancillary to use of the dwelling. The log cabin is not to be used as part of the applicant's business as a physiotherapist and is for ancillary use only.

Retention of the log cabin in this position, subject to obscure glazing to be fitted to the south window and fixed shut, would not have a significant detrimental impact on the residential amenities of the most affected neighbours and is therefore acceptable.

Trees

The log cabin is away from any protected trees and does not have any impact on protected trees elsewhere on the site.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers – retrospective consent
2. The window in the south side elevation of the outbuilding hereby permitted shall be replaced with obscure-glazing within 3 months from the date of this decision and shall be fixed shut and shall not subsequently be altered in any way. Obscured glass shall be no less than Privacy Level 3. In the event that obscure glazing cannot be fitted, the window should be blocked up.
3. No additional openings to south side elevation of outbuilding.
4. The outbuilding hereby permitted shall only be used for purposes incidental to the enjoyment of the existing dwellinghouse including a home office and gym. No external staff or customers are permitted in connection with the home office use.

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? Y

Case Officer:	Amanda Haslett	Date: 19/01/26
Authorised by:	Jo Morin	Date: 19.01.2026