

Development Management – Delegated Officer Report

Application Number: AWDM/0534/26

Recommendation – APPROVE

Site: 44 Castle Road Worthing West Sussex BN13 1DQ

**Proposal: Application for a Lawful Development Certificate for
Proposed incidental garden building and associated works**

Site visit: N

Proposal, Site and Surroundings

The proposal seeks confirmation, within an application for a Lawful Development Certificate for a proposed use or development, that the proposed incidental garden building and associated works, is permitted development as defined within the Town and Country Planning (General Permitted Development) (England) Order 2015.

The site is located within a residential area largely consisting of semi-detached or detached housing. The site itself, 44 Castle Road, is a two-storey semi-detached dwelling containing a pitched roof.

The property is not a listed building or in a conservation area, nor does it have any protected trees on site.

Planning Assessment

Principle

The proposal will be viewed against the criteria of permitted development, as laid out within The Town and Country Planning (General Permitted Development) (England) Order 2015

Consideration

Schedule 2, Part 1, Development within the curtilage of a dwellinghouse
Permitted Development

Class E – buildings etc. INCIDENTAL to the enjoyment of a dwellinghouse.

Firstly, it is acknowledged that the proposed building is borderline in terms of whether it can be considered incidental to the enjoyment of the dwellinghouse. The building is relatively large compared to the size of the garden and the accommodation includes a WC. However, it does not contain a shower. Its proposed use is as an office/gym. The submitted form specifically states it will not be used for sleeping accommodation. On the balance of probability, it is

accepted that the outbuilding would be incidental to the enjoyment of the dwellinghouse.

E.1 Development is not permitted by Class E if-

a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of the Schedule (changes of use);

Analysis: The dwellinghouse has not been created through change of use by virtue of Part 3.

b) the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

Analysis: The total area of ground covered does not exceed 50% of the curtilage.

c) any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse;

Analysis: The development would not be situated on land forward of the a wall forming the principal elevation of the original dwellinghouse.

d) the building would have more than a single storey.

Analysis: The development would not have more than 1 storey.

- e) the height of the building, enclosure or container would exceed
- i) 4 metres in the case of a building with a dual-pitched roof,
 - ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or
 - iii) 3 metres in any other case;

Analysis: The height of the building is only approximately 2.45m.

g) the building, enclosure, pool or container would be situated within the curtilage of a listed building

Analysis: It is not within the curtilage of a listed building.

h) it would include the construction or provision of a verandah, balcony or raised platform;

Analysis: It does not include the construction or provision of a verandah, balcony or raised platform.

i) it relates to a dwelling or a microwave antenna; or

Analysis: It does not relate to a dwelling or a microwave antenna.

j) the capacity of the container would exceed 3,500 litres.

Analysis: N/A.

(k) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

Analysis: The dwellinghouse has not been created by virtue of Part 20.

E2 in the case of any land within the curtilage of the dwellinghouse which is within-

- a) an area of outstanding natural beauty;
- b) the Broads;
- c) a National Park; or
- d) a World Heritage Site

development is not permitted by Class E if the total area of ground covered by buildings, enclosures, pools and containers situated more than 20metres from any wall of the dwellinghouse would exceed 10 square metres.

Analysis: The site is in none of the above.

E3 In the case of any land within the curtilage of the dwellinghouse which is article 2(3) land, development is not permitted by Class E if any part of the building, enclosure, pool or container would be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse.

Analysis: This site is not within a Conservation Area.

Recommendation

Issue a Certificate of Lawfulness for Proposed Development, the submission of a planning application for the works will not be required.

Reasons for Recommendation

The proposal constitutes 'development' as defined by Section 55 of the Town and Country Planning Act 1990 but is permitted by Class E of Part 1 Schedule 2 of Town and Country Planning (General Permitted Development) (England) Order 2015.

Case Officer: Tom Westerman Date: 02/06/2026

Authorised by: Jo Morin Date: 03.06.2026