

Development Management – Delegated Officer Report

Application Number: AWDM/0527/26

Recommendation: – APPROVE

Site: 49 Maytree Avenue Worthing West Sussex BN14 0HL

Proposal: Application to vary Condition 1 (approved plans) of previously approved AWDM/0599/25. Amendment: Increasing the size of the porch by width and depth and fenestration change

Date of Site Visit: N/A

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site is a bungalow on the western side of Maytree Avenue a residential area on the eastern side of Findon Valley. The area comprises bungalows with a steep topography. Within the road and surrounding areas there are examples of front porches and garage conversions.

Proposal

The original permission was for the construction of a single storey front porch and the conversion of the garage to residential accommodation with a new pitched roof and front facing window in place of the garage door.

This application includes increasing in the size of the front porch. Within the front elevation the two existing windows are also proposed to change to a single larger window.

Relevant Planning History:

AWDM/0940/18 - Single-storey rear extension to west elevation.

STATUS: Application Permitted 3rd September 2018.

AWDM/0599/25 - Conversion of garage to habitable space with new roof and window; new entrance porch

STATUS: Application Permitted 10th July 2025.

Planning Applications Highways

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for the proposed Variation of Condition 1 of previously approved application AWDM/0599/25 (Conversion of garage to habitable space with new roof and window; new entrance porch), to allow for amendments including increasing the size of the porch by width and depth, and fenestration change.

Having reviewed the submitted plans, the changes proposed appear minor and are not anticipated to impact upon highway safety.

In summary, the LHA does not consider that this proposal 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 116), and that there are no transport grounds to resist the proposal.

Neighbour Representations

None

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 enlarging of the porch to the front by approximately 0.6m and in width by 0.15m would not result in the development being visually dominant and would be acceptable.

The alteration from two smaller windows to one larger window would be more sympathetic with the wider surrounding area and therefore is acceptable in terms of the visual amenity.

Residential Amenity

The proposed alterations would not adversely affect neighbouring properties due to the minor scale of the increase and the positioning of the window replacement.

Conclusion

The proposal to vary condition 1 (approved plans) of application AWDM/0599/25 to permit a minor increase in size of the porch and introduction of a single window in the place of two is considered acceptable and would not have an adverse impact on the visual amenities of the locality or the residential amenities of adjacent occupiers.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit – as for AWDM/0599/25
3. Matching materials

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: Finlay Gardner Date: 12/06/2026

Authorised by: Louise Prew Date: 16/06/2026