Expiry Date - 04/08/2026
Extension of Time – 18/11/2026

# Development Management – Delegated Officer Report

**Application Number: AWDM/0659/26** **Recommendation: – APPROVE**

**Site:** **7 First Avenue Worthing West Sussex BN14 9NH**

**Proposal:** **Single-storey rear extension following demolition of existing rear extensions**

**Date of Site Visit:** 25.08.26

**Neighbours Checked: Y**

**Additional Neighbours Notified: N**

## Site and Surroundings

The site relates to a large detached two storey character house on the west side of First Avenue, a street of primarily detached houses in good sized plots.

The property is brick with tile handing detail with two storey bay windows to the frontage, a two storey forward projection and hipped roof.

The property has a good frontage with parking for several cars. There is a garage/store set behind the property on the northern side. The property has an existing lean–to extension to the rear and a large conservatory.

The property has a mixture of hedging and fencing to the boundaries and a large garden to the rear.

The adjoining detached house to the north is set off the boundary with several windows on its southern side facing the application site.

The property to the south is also set well of the boundary with windows in its north elevation.

## Proposal

The proposal which has been amended since originally submitted and now involves the demolition of the existing single storey conservatory and small lean-to extension to the rear and the formation of a single storey extension to the rear (west).

The proposed extension would be to a depth of approx. 4m max. The extension would have a flat roof to a height of approx. 3.2m with a window and patio doors to the west (rear) elevation, a window to the south elevation and a door to the utility in the north elevation.

The revised internal configuration involves the single storey extension providing a kitchen dining area with utility area. The internal arrangements would involve the creation of an en-suite bedroom in the former kitchen.

The application includes biodiversity statement and flood risk assessment

**Relevant Planning History:**

08/0740/FULL - Single storey extensions to side (south) and rear (west) together with alterations to front facade on north side.
**STATUS:** 18th September 2008.

09/0465/CLP - Application for Certificate of Lawful Development for a proposal to construct under the permitted development allowances two single storey extensions and a car port.
**STATUS:** 29th July 2009.

**Consultations (carried out prior to revisions)**

**WSCC Highway**

No alterations are proposed to the existing vehicle access arrangement. Considering the scale of what is proposed, the LHA does not anticipate that the proposed development would give rise to a material intensification of use. Regarding vehicle parking, whilst an existing garage will be lost as part of the proposals, the site benefits from ample off-street parking provision to serve the needs of the site.

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.

**Environmental Protection, Environmental Health & Licensing**

Please may the following be attached as conditions to any permission granted, in order to protect nearby residential amenity.
1. Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times.
Monday - Friday 08:00 - 18:00 Hours
Saturday 09:00 - 13:00 Hours
Sundays and Bank Holidays no work permitted
Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.

Reason: To safeguard the residential amenity of the area.

2. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented

and adhered to throughout the entire construction period. The Plan shall provide details as appropriate, but not necessarily be restricted to the following matters:
the anticipated number, frequency and types of vehicles used during construction,

the method of access and routing of vehicles during construction, HGV construction traffic routings shall be designed to minimise journey distance through the Council's Air Quality Management Area (AQMA),
the parking of vehicles by site operatives and visitors,
the loading and unloading of plant, materials and waste,
the storage of plant and materials used in construction of the development,
the erection and maintenance of security hoarding,
a commitment to no burning on site,
the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
methods to control dust from the site,
a commitment to following BS5228:Code of Practice for noise and vibration control on construction and open sites,
details of public and neighbour engagement both prior to and during construction works.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction.

Informative:

Any person intending to demolish a building or part of a building to which Section 80 of the Building Act 1984 refers must give the council notice of their intention using the demolition notice.

**Southern Water**

No objections

**Neighbour Representations**

None received

**Relevant Planning Policies:**

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2026)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

**Planning Assessment**:

**Policy context**

Policy DM5 states:

a) All new development (including extensions, residential annexes, alterations, ancillary development, change of use and intensification) should:
i) be of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area. This will include consideration of proportion, form, design, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping;
ii) enhance the local environment by way of its appearance and character, with particular attention being paid to the architectural form, height, materials, density, scale, orientation, landscaping, tree canopy, impact on street scene and layout of the development;
iii) make a positive contribution to the sense of place, local character and distinctiveness of an area;
iv) respect, preserve and where appropriate enhance, heritage assets and settings;
v) be well built, accessible, fit for purpose, and adaptable to changing lifestyle, demography and climate;
vi) include a layout and design which: take account of potential users of the site; create safe conditions for access, egress and active travel (walking and cycling) between all locations; provide good links to integrated public transport; and have acceptable parking arrangements (in terms of amount and layout);
vii) make a positive contribution to creating a safe and secure environment by integrating measures for security and designing out opportunities for crime;
viii) not have an unacceptable impact on the occupiers of adjacent properties, particularly of residential dwellings, including unacceptable loss of privacy, daylight/sunlight, outlook, an unacceptable increase in noise giving rise in significant adverse impacts, or vehicular movements resulting in severe cumulative impacts on the road network, or loss of important open space of public value (unless it satisfies any of the exceptions set out under Policy DM7 – Open Space, Recreation and Leisure);
ix) respect the existing natural features of the site, including landform, trees and biodiversity and contribute positively to biodiversity net gain. Where appropriate, this will include the protection and integration of existing trees and green infrastructure into new developments;
x) ensure that lighting incorporated into developments provides the minimum for public safety, is energy efficient and avoids light pollution.

Residential Annexes
b) Residential annexes must be designed as ancillary to the main dwelling and be capable of satisfactory conversion for use in association with the main
dwelling when it is no longer required by a relative or dependant.

**Suitability of the ground floor bedroom**

The application has been significantly amended since originally submitted and although an en-suite bedroom is being provided within the existing ground floor accommodation, there is no external door, and the bedroom comes off the hallway for the main dwelling house. There are no additional facilities which would make it self-contained. There is not considered to be a need to secure conditions for annexe

accommodation in view of the current proposal purely for an en-suite bedroom on the ground floor.

***Visual Amenity***

The proposed extension would be to the rear of the property.

The property is situated in a large plot set back from the road with landscaping and hedging to the frontage. The rear extension would not be visible from the street.

The proposal would be in character with the property and would not be an over development of the site.

***Residential Amenity***

In terms of the impact on No 9, the proposed extension would be to the rear and largely obscured from No 9 due to the existing garage which is set back and on the boundary. A proposed utility room door in the north elevation of the proposed extension would be set away from the boundary and face towards the front of the garage door. Thereby not causing detrimental overlooking.

In terms of the impact on No 5 to the south. No 5 is also set off the boundary and no 7 and the extension is approx. 3.5m from the boundary. The proposed extension to rear partly replaces an existing conservatory. The extension would be north. The extension would not have a detrimental impact on No 5 in terms of loss of light or visual impact. There is one window facing south although with the distance and boundary treatment it would not cause detrimental overlooking.

Environmental Health have requested conditions for hours of work and a CMP. The application involves a domestic extension to a large, detached house with good space around the building and the application has been amended since its original consultation. The proposed conditions are not considered necessary in respect of the current proposal.

**Highways**

The LHA have not raised any objections. There is continued spaces for several cars to part on the front of the property.

**Drainage**

A flood risk assessment has been submitted with the application which concludes that flood risk to the property and development is considered negligible and no action is required.

Flood risk mapping confirms that the site has a very low risk for flooding

**Biodiversity**

The proposal constitutes a householder development and is therefore exempt from the mandatory 10% Biodiversity Net Gain requirement.

The applicant has nevertheless offered the following enhancements:

- Installation of bird nesting boxes fixed to the existing side elevations of the dwelling, positioned at an appropriate height and orientation.
- The removal of the existing detached garage allows for more ornamental planting to be added to the garden.
- Installation of a water butt to collect rainwater, contributing to sustainable water management and providing a water resource for garden planting.
- Retention of existing garden planting and continued use of the garden as a green space.

***CIL***

There is no Cil requirement for this size domestic extension.

**Recommendation:**

**APPROVE** subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Materials as indicated on the plans
4. No additional windows

**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.

Demolition

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

Case Officer: Jackie Fox Date: 11.11.26

Authorised by: Louise Prew Date: 13/11/2026