Expiry Date - 11/11/2025
Extension of Time – 11/02/2026

Development Management – Delegated Officer Report

Application Number: AWDM/1173/25 **Recommendation: – APPROVE**

Site: 39 Gerald Road Worthing West Sussex BN11 5QQ

Proposal: Proposed single storey rear/side extension, retention of rear garden building and pergola.

Date of Site Visit: 15th October 2025.

Neighbours Checked: Y

Additional Neighbours Notified: Y

Site and Surroundings

The site, 39 Gerald Road, is situated within an established residential area in Worthing. The surrounding area largely consists of two-storey semi-detached dwellings with driveways at the side. The property itself is a two-storey semi-detached dwelling with parking provision on a front driveway and a private garden at the rear enclosed by close-boarded fencing.

The property has been enlarged by single-storey side and rear extensions. In addition, a timber pergola structure has been erected on a timber deck beyond the rear extension adjacent to No.37 (to the East). A detached garden room building has been constructed at the far (southern) end of the garden.

The property is not within a conservation area, is not a listed building and there are no protected trees on site. The site has a medium and high surface water flood risk.

Proposal

Planning permission is sought for a single storey rear/side extension.

The proposed extension would project approximately 6.75m from the side extension (or 4.55m beyond the existing rear extension) into the garden. It would be approximately 3.8m wide containing a flat roof with a height of approximately 2.9m.

The proposed extension would have rendered walls, a GRP finish flat roof, and white aluminium windows and doors. No side openings are proposed.

The proposed extension would accommodate a bedroom with an ensuite.

In addition, part retrospective permission is sought to retain the pergola structure, to be lowered to 2.5m in height; and to retain the existing rear garden outbuilding measuring 5.8m wide by 3.5m deep with a shallow lean-to roof maximum 2.55m in height.

Relevant Planning History:

No relevant planning history.

Consultations

WSP:

Response No.1 (22/09/2025)

"Following a review of the submitted information, we note that insufficient information has been provided to demonstrate the application is in accordance with the National Planning Policy Framework (NPPF) and its accompanying Planning Policy Guidance (PPG). The site has a medium and high surface water flood risk. Therefore, a Flood Risk Assessment should be provided that accesses the surface water flood risk and demonstrates that the proposed extension will not increase flood risk to the site and elsewhere.

We would recommend the application is not approved until updated information is received that addresses the above points.

Reason
To prevent flooding in accordance with National Planning Policy Framework paragraphs 165-175 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage, and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development."

Response No.2 (27/01/2026)

"The applicant is applying for the proposed single storey rear/side extension, retention of rear garden building and pergola (AMENDED PLANS AND DESCRIPTION). The application is to Worthing Borough Council.

Following a review of the updated information, we have no objection on surface water grounds. Due to the site, size, location, and type of development we would recommend the approval of the application with the following conditions attached. Whilst we appreciate information on surface water drainage has been provided at this stage, we require further information on the proposed strategy. We are happy that this is provided at condition stage and we have included Condition 1 to address our concerns.

***Condition 1:** Construction shall not begin until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must prioritise the use of source control Sustainable Drainage Systems (SuDS) in consideration of the Non-Statutory Technical Standards for SuDS and demonstrate no increase in flood risk as a result of the Proposed Development with sufficient supporting evidence provided to support its viability including supporting calculations for the 100% AEP (1 in 1 year),*

3.33% AEP (1 in 30 year), 3.33% AEP (1 in 30 year) plus climate change, the 1% AEP (1 in 100 year) and the 1% AEP (1 in 100) plus climate change critical storms. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater testing and winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any infiltration drainage. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Policies of Adur & Worthing Council.

***Condition 2:** The development hereby approved shall not be occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:*

I. a timetable for its implementation.
II. details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a drawing showing where they are located.
III. a management and maintenance plan for the lifetime of the development which shall include details of design life and the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This will include the name and contact details of any appointed management company.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policies of Adur and Worthing Council."

Environmental Health:

"Please can the following condition be applied to the above planning application if not already on there:

- If during development, any visible contaminated or odorous material, (for example, asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local

Planning Authority for approval in writing before being implemented. If no such contaminated material is identified during the development, a statement to this effect must be submitted in writing to the Local Planning Authority."

Neighbour Representations

No.41 Gerald Road

"Thank you for your advice this morning. As discussed with you, this e-mail is a holding reply to request further time to make formal comments on the building application for N°39 Gerald Road because firstly your letter took 9 days to arrive at our house and secondly our neighbours, the applicants at N° 39 have gone on holiday for a week and we need more time to discuss this and comment accordingly. We would like a site visit please as soon as possible as you suggested.

We would prefer communications e-mailed to us please as the postal service is so unreliable."

Officer response: A site visit was carried out to discuss any concerns with the neighbours at No.41. They confirmed they were not objecting but just wanted clarification and reassurance on certain points.

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

The proposed extension would be subsidiary in form and scale to the existing building and would be finished in render to match the existing building, and with a GRP finished flat roof. Due to this, the extension relates well to the existing building and will not appear out of place.

The flat roof is acceptable given the minor scale of the extension with it adjoining the flat roof of the existing single-storey rear extension. The proposed rear extension will largely sit alongside the footprint of the garage at No.41 which helps to provide screening.

The proposed extension is to the rear of the building and only glimpsed views of it will be visible from the road. The addition of the extension will not appear visually out of keeping and will not detract from the character of the area.

The existing pergola and rear garden building are both to the rear of the property. They are both under 3m in height, with the pergola to be lowered to 2.5m. Both contain suitable materials and are visually acceptable, with them not appearing out of place or out of character, particularly given the size and length of the rear garden.

Residential Amenity

The most affected neighbours are those to the sides at 41 Gerald Road and 37 Gerald Road.

41 Gerald Road

41 Gerald Road is located to the west of the application site and consists of a two-storey semi-detached house. The properties are separated by low fencing and an existing garage/storage building in the rear garden of No.41. The receipt of light to openings on the rear (south) elevation of no.41 are already affected by the existing garage/storage building. The proposed extension is positioned to be alongside No.41's garage/storage building.

The proposed extension, including the proposed side extension, will have some minor additional impact on the receipt of light to and outlook from the windows on No.41's rear (south) elevation, but due to its single-storey scale and separation distance the impact will not be severe.

No openings on the proposed extension will directly face 41 Gerald Road.

The pergola and rear garden building are located at a sufficient distance from No. 41 such that they would not result in any impact on residential amenity.

As a result of the above, there would be no overlooking or loss of privacy to neighbours and no unacceptable loss of light.

37 Gerald Road

37 Gerald Road comprises the attached two-storey semi-detached property to the east of the application site, separated by fencing. Its openings on its rear (south) elevation are already impacted by the existing rear extension at the application site.

The proposed extension is single storey and at an acceptable distance from the common boundary of this property. No openings from the proposed extension directly face No.37.

The garden outbuilding is at a considerable distance and will have no impact on residential amenity.

The pergola, which has already been erected, is closest to No.37, extending further into the garden than the existing rear extension. The Applicant has agreed to reduce its height to 2.5m. As a result, in addition to its relatively lightweight construction, it is considered the presence of the pergola will have only a minor additional impact on receipt of light to the openings on the south elevation of No.37.

As a result of the above, there would be no adverse impact on residential amenity.

Surface Water Flood Risk

The site is identified as being within an area of medium to high surface water flood risk. The proposals include the provision of ground floor accommodation to be situated within this area of surface water flood risk. Consequently, the Council's drainage consultant (WSP) sought further information in the form of a Flood Risk Assessment (FRA) and a Surface Water Drainage Strategy.

The FRA confirm that, following examination of the EA's 'Flood Risk from Surface Water – Climate Change' mapping, most of the site is at 'high' risk of flooding with small areas of 'medium' risk located to the rear and front of the existing dwelling.
It confirms that areas around the existing dwelling and proposed extension are unlikely to experience depths exceeding 0.3m. It is recommended that standard precautionary waterproofing measures are used in the construction of the extension, including a solid concrete floor with waterproof membrane/screed.

Considered in isolation and having regard to PPG (paragraph 51) the development is likely to negligible impact on flood risk elsewhere.

Surface water drainage strategy has been modelled demonstrates that the flood risk can be managed with appropriate mitigation including:

- All surface water generated by the existing side extension and proposed rear extension will be captured via rainwater downpipes and directed towards the soakaway located in the rear garden.
- The total required attenuation to discharge surface water runoff via infiltration within the soakaway is 2.45m3. The critical storm duration for the permeable surface is 120minute winter storm. The half drain time is 176mins. The soakaway has been designed with circa 14% additional capacity which will provide some additional attenuation capacity during any exceedance events.

Following submission of the FRA and Surface Water Drainage Strategy, WSP has confirmed that, after reviewing the updated information, they raise no objection on surface water flood risk grounds, subject to the conditions set out in their consultation response.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching Materials
4. No openings to side elevations of rear extension
5. Detailed surface water drainage scheme
6. Maintenance and management of drainage
7. Contaminated or odorous material

8. Outbuilding incidental to host dwelling
9. Pergola height reduction

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.

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

Case Officer:	Tom Westerman	Date: 05/02/2026
Authorised by:	Jo Morin	Date: 05.02.2026