

Development Management – Delegated Officer Report

Application Number: AWDM/0463/26

Recommendation: – APPROVE

Site: 2 Cherwell Road Worthing West Sussex BN13 3NB

Proposal: Demolition of an existing attached outbuilding and replacement with a single storey side extension to provide additional bedroom

Date of Site Visit: 08/05/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site is located on the corner of Cherwell Road (south) and Adur Avenue (east) within a residential area of Worthing. The property comprises a detached two-storey house with brick elevations and tiled pitched roof. There is a flat roof porch to the front, a glazed roof store to the side and a conservatory to the rear. The property is set back from the road behind an open front and side lawn and the rear garden is enclosed by a high brick wall set in approximately 6m from the pavement edge.

There is a garage at the rear of the property accessed via Adur Avenue with a driveway in front. The garage adjoins the garages for No.4 and 6 Cherwell Road.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

Planning permission is sought for a single storey side extension to provide an additional bedroom.

The existing store to the east side of the house would be demolished and a single storey extension constructed measuring 3.1m wide to the front, 2.72m wide at the rear x 8.8m deep. The extension would have a very shallow monopitch roof with arris rail detail measuring 3.05m high at its highest point and 2.97m high at its lowest point. The extension would be set back from the front of the house by 0.96m and would replace part of the existing side wall enclosing the garden.

Internally the extension would provide a bedroom with window to the front, a shower room/WC and a utility room with door and window to the rear. The extension would be accessed via the existing conservatory at the rear of the house.

The extension would be finished in bricks and PVCu windows to match the existing building.

The plans have been amended to remove the wide fascia and replace with arris rail detail and to set back the extension further from the front of the house.

Relevant Planning History:

AWDM/0808/25 - Garden outbuilding to provide annexe accommodation for a family relative, replacing an existing garage

STATUS: Application Permitted 20th October 2025.

Consultations

Environmental Health:

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.

Officer response: The application is a householder application. It is not the Council's normal practice to impose conditions on hours of construction for domestic extensions/alterations. It is considered that the recommended condition is not proportionate to the potential risk of harm from noise and disturbance during construction works.

Environmental Health:

Please can the following condition be applied to the above application:

- 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

None received

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 application site is prominently located on a corner plot with the existing store/extension to the side clearly visible from the road. There is an open area of grass to the east side of the extension and to the property frontage which will be retained as such. The side wall of the proposed extension would replace part of the existing garden wall of between approximately 1.7m and 2.3m high with a wall of (max.) 3.05m high. Although this would be higher than the existing wall, a gap of about 6m would be retained to the pavement edge. The spacious character of the site would be maintained and an extension in this position, although visible, would not appear dominant or intrusive in the street scene or detract from the character of the area.

The proposed single storey extension would extend forwards of the existing side extension but would retain a setback of 0.96m from the front of the house. The form and scale of the proposed extension would appear subsidiary to the existing house and would be finished in materials to match, reflecting the character of the property. The amended design to remove the deep fascia and replace this with an arris detail is considered to improve the appearance of the extension.

There would be no significant harm to the visual amenities of the locality as a result of this application.

Residential Amenity

The neighbours opposite the proposed extension to the east side of Adur Avenue are approximately 24m from the proposed single storey extension and separated by a road. A single storey extension in this position and of the dimensions proposed would not have any detrimental impact on the amenities of these occupiers.

Views of the extension from the property to the north at No.78 would be blocked by the existing garages between the properties and these neighbours would not be adversely affected by the proposal.

There would be no detrimental impact on residential amenity as a result of this application.

Use

The proposed extension would provide a ground floor bedroom and separate shower room/WC for use by the occupant. Access to the accommodation is only possible via the main house and its use would remain ancillary to the main dwelling. A condition preventing separate access from outside the site will be applied.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No add. openings to south front or east side elevations of extension or garden wall
5. Ancillary use only

Informative

1. 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.
2. Precautionary land contamination
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.

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

Case Officer: Amanda Haslett

Date: 08/06/26

Authorised by: Jo Morin

Date: 09.06.2026