Expiry Date - 14/09/2026
Extension of Time – 04/11/2026

Development Management – Delegated Officer Report

Application Number: AWDM/0814/26 Recommendation: – REFUSAL

Site: Windsor Clinic 171 Brighton Road Worthing West Sussex

Proposal: Single storey rear extension to form garage

Date of Site Visit: 27.10.26

Neighbours Checked: y

Additional Neighbours Notified: N

Site and Surroundings

The site relates to an end-of-terraced two-storey Victorian property on the seafront in East Worthing, on the corner of the junction between Brighton Road (the seafront road) and Windsor Road.

The property has a large hard surfaced area for parking accessed from Windsor Road with at least 11 car parking spaces.

The rear part of the property (two-storey outrigger) had been used as a chiropractic, with planning permission granted for full residential in 2020. There is currently a shed to the rear of the property outside the enclosed rear curtilage area.

The site is within a residential area.

Proposal

The current application proposes an attached garage at the rear of the rear outrigger. The garage would measure 4.8m wide and 6.5m deep. It would have a flat roof to a height of approx. 2.7m. The garage would be set slightly off the boundary with 173 to the east and to the boundary with the accessway between the application site and No 2 Windsor Road. The garage would be set further forward of the outrigger by 2m in line with the main house on the western elevation. The garage would be masonry walls painted in matching blue.

Relevant Planning History:

97/05082/FULL - CHANGE OF USE FROM TWO SELF-CONTAINED FLATS TO ONE SELF-CONTAINED GROUND FLOOR FLAT AND FOUR SHORT-TERM HOLIDAY LET FLATLETS ON THE FIRST FLOOR
STATUS: Conditional Consent 2nd December 1997.

07/0036/FULL - Change of use of premises from 1 self-contained flat and overflow bedrooms for Windsor Hotel (4 rooms) to residential dwelling house with additional use as a Chiropractor Clinic to rear part of ground floor.
STATUS: Conditional Consent 24th April 2007.

AWDM/0731/14 - Pole-mounted sign 2.5m high on front boundary (south).
STATUS: Application Returned .

AWDM/0375/15 - Variation of Condition 3 of WB/07/0036/FULL to allow expansion of existing Chiropractor Clinic into whole of ground floor and part of first-floor flat to provide welcoming room on ground floor and a further 3 treatment rooms on the first floor.
STATUS: Application Permitted 18th October 2016.

AWDM/1707/20 - Change of use from Use Class E(e) former Use Class D1 (non residential institution) to Use Class C3 residential.
STATUS: Application Permitted 2nd June 2021.

Consultations

WSCC Highways

The site benefits from an existing vehicular access onto Windsor Road, an unclassified road subject to a speed restriction of 30 mph. There are no apparent visibility concerns at the existing access, and the LHA does not anticipate that the proposed development would give rise to a material intensification of the access.

It should also be noted that the proposed garage does not meet the minimum internal specifications for single-bay garages of 3m x 6m as outlined in Manual for Streets (MfS). Therefore, the LHA would not consider the garage for parking provision, as it is likely too small to accommodate modern sized cars. If the applicant wants it to be considered for parking provision, then it should be enlarged to meet the MfS standards. Nevertheless, there is a large area of hardstanding onsite to provide sufficient parking provision.

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

173 Brighton Road Worthing

The current design of the garage extension does not show the height of the structure. Its close proximity to the boundary wall and my property will have an overbearing impact on my garden space.
The structure should finish at least one metre from the boundary wall.
As a garage/workshop there is a higher risk of fire, another reason
for allowing one metre space from boundary wall.
I will suffer loss of light

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:

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

Policy DP3 of the NPPF indicates that Development proposals should respond to their context (the history, character and features of their site and its setting) and that development proposal should be refused if, without clear justification, they conflict with any explicit design standards set out in the development plan

Policy DM5 requires all new development including extensions to (amongst other things) be of high architectural design quality and respect and enhance the character of the site and the prevailing character of the area in terms of proportion, form, design, context, massing, siting layout, density, height, size, scale, materials, detailed design and landscaping; enhance the local environment by way of its appearance and character with particular attention being paid to the architectural form, height, materials, density, scale and impact on street scene of the development; make a positive contribution to the sense of place, local character and distinctiveness of an area; and not have an unacceptable impact on the occupiers of adjacent properties including unacceptable loss of privacy, daylight/sunlight, and outlook.

The Council's SPG 'Extending or Altering Your Home' sets out the guiding principles in designing an extension as ensuring a design that achieves an appropriate relationship to the design of the existing house that also takes into account the impact on the street scene; and the effect of the proposals on the amenities of neighbouring residential properties. It states that the size and shape of any extension should normally be designed to ensure the original house remains the larger and more dominant feature. Also, that roof extensions and dormers are often highly visible and alien features which greatly alter the appearance of a dwelling. It also states that "In order to ensure that your extension relates well to your house, its design should be consistent with your existing property's style and shape. If your extension will be visible from the street, it is important to ensure that the roof form of the extension is similar to that of the existing house".

The garage extension is situated to the rear of the property, although the property is on a corner position so the garage will be visible from Windsor Road. The proposed garage would project forward of the outrigger wall but no further forward than the main dwelling and a similar level with No 2 Windsor Road to the north.

The property is a traditional character property with bays and feature windows, the proposed set forward of the garage and flat roof would be obtrusive in the street, the majority of garages in Windsor Road are on a similar plain to the existing frontages of the properties and although the roof types are mixed many garages including the property to the north have pitched or lean too roofs in character to the style and character of the properties.

The set forward, size and flat roof of the proposed garage would be an obtrusive, dominant, unsympathetic feature out of style and character with the existing traditional property and therefore would be an alien feature which would not integrate with the style of the property.

There is currently a shed to the north of the property outside the enclosed curtilage to the rear. This shed is obtrusive; it is not clear how long the shed has been on site.

Residential Amenity

The main impact is to the occupants of No 173 to the east, the adjoining property. This property has a similar long outrigger and a small courtyard garden at the rear. There are full-length doors to the northern side of the out rigger and what appears to be a partly brick built shed/outbuilding in the rear of the courtyard leaving the open courtyard small and being on the north side limited in sunlight. There is a wall to the boundary approx. 1.5m in height with trellis above to approx. 1.8m.

The proposed garage would have a height of approx. 2.7m. A fence along this boundary could be up to 2m. It is considered that garage with its height and full length of the courtyard garden would have an impact on No 173 in terms of potential loss of light and visual impact and as such would be unneighbourly.

Highways

The LHA has not raised any objections to the proposal. They indicate that the garage does not meet the minimum internal specifications for single-bay garages of 3m x 6m as outlined in Manual for Streets (MfS). Therefore, the LHA would not consider the garage for parking provision, as it is likely too small to accommodate modern sized cars. As indicated above the property has parking for several cars. The garage would be set back to allow turning on site.

Flooding

The site is in flood zone 1

Recommendation:

REFUSAL for the following reasons:

1. The proposed garage would by reason of its size and design be poorly integrated with the architectural character and appearance of the existing building appearing as a dominant and unsympathetic addition to the building

and the surrounding street scene in general. The proposal is therefore contrary to policy DM5 of the Worthing Local Plan, Supplementary Planning Guidance "Extending or Altering Your Home" and the relevant policies of the National Planning Policy Framework

2. The proposed extension, by reason of its length, height and siting would be an overbearing addition which would cause an unacceptable loss of light and prospect to the detriment of the residential amenities of the occupiers of No. 173 Brighton Road. The proposal is therefore contrary to policies DM2 and DM5 of the Worthing Local Plan, Supplementary Planning Guidance "Extending or Altering Your Home" and the relevant policies of the National Planning Policy Framework

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning has a pre-application advice service in respect of any future application for a revised development.

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

Case Officer: Jackie Fox Date: 04.11.26

Authorised by: Louise Prew Date: 04/11/2026