

Development Management – Delegated Officer Report

Application Number: AWDM/0623/26 **Recommendation:** – APPROVE

Site: 11 Bury Drive Worthing West Sussex BN12 4XB

Proposal: Demolition of existing garage and replacement with single storey side and rear extension incorporating annexe accommodation

Date of Site Visit: 03/06/2026.

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site, 11 Bury Drive, is situated within an established residential area in Worthing. The application site property comprises a link-attached bungalow with a pitched roof. The immediate locality is characterised predominantly by link-attached bungalows set within individual plots, typically with private rear gardens and long front driveways leading to garages. The application property also follows this pattern.

The property is not a listed building and is not located within a conservation area. There are no Tree Preservation Orders affecting the site.

Proposal

Planning permission is sought for the demolition of the existing garage and the construction of a single-storey side and rear extension incorporating annexe accommodation.

The application has been amended following discussions with the agent. The depth of the front (north) elevation of the side extension has been reduced to be closer to the building line of the existing garage. Moreover, the proposals have been amended to now contain only windows at the front (north) elevation of the extension.

The proposed L-shaped side and rear extension will extend to a maximum depth of approximately 6.62m and have a maximum width of approximately 9.96m. It will feature a flat roof with a maximum height of approximately 2.87m and will be finished in render to match the existing dwelling.

The existing garage will be demolished as part of the proposed works. The annexe accommodation will be located within the side element of the extension. uPVC windows and doors are proposed on the rear (south) elevation, with windows also proposed on the front (north) elevation. No openings are proposed on the side elevations.

Relevant Planning History:

No relevant planning history.

Consultations

None undertaken.

Neighbour Representations

9 Bury Drive

The neighbours at No.9 have expressed concern that the proposed demolition of the existing garage and construction of a front and side extension at 11 Bury Drive could adversely affect their property. The main concerns are that the shared garage wall and roof are structurally connected, so demolition may compromise the integrity and weatherproofing of the neighbour's garage; that new foundations could interfere with existing drains serving 9 Bury Drive; and that construction close to the boundary could damage fences, encroach into neighbouring airspace, or reduce daylight to an adjacent window. They also seek assurances regarding party wall procedures, condition surveys, building regulation compliance, construction management, duration of works, and measures to control noise and dust. The objection requests guarantees that any damage to the garage, drains, or fences will be repaired at no cost and argues that converting the existing garage, rather than demolishing it, would avoid these risks.

Planning Officer Response: The concerns regarding the potential impact on the adjoining garage have been noted. In response, the agent has confirmed that a Party Wall Notice will be served under the Party Wall etc. Act 1996 and that a Party Wall Award, including a schedule of condition, will be prepared at the applicant's expense. The agent has also advised that the neighbouring garage will be protected and kept weather-tight during construction, with any damage arising from the works being the responsibility of the applicant. These matters are governed by separate legislation and are not material planning considerations that would warrant the refusal of planning permission.

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.

Firstly, as the proposal includes the creation of an annexe, Policy DM5 requires residential annexes to be designed as ancillary to the main dwelling and capable of satisfactory integration with the main dwelling should the accommodation no longer be required by a relative or dependant.

In this case, the front (north) elevation of the extension contains only windows, and the proposed annexe would be connected to the main dwelling by internal doors. It is therefore evident that the annexe would function as ancillary accommodation to the main dwelling rather than as a separate unit of accommodation. Furthermore, the annexe is lower in height and smaller in scale than the host dwelling, reinforcing its subordinate and subservient relationship to the principal dwelling.

Having regard to the requirements of Policy DM5, the proposed annexe is considered acceptable in this respect.

Visual Amenity

The proposed extension would be subordinate in form and scale to the existing dwelling and would be finished in render to match the existing building. As such, the extension would visually relate well to the host dwelling. The proposed flat roof is considered acceptable given the modest scale of the extension.

There is a strong uniformity of appearance along this street, with the bungalows characterised by side driveways and paired garages set well back from the front elevation. The garage roofs sit below the eaves of the bungalows and are modest structures that remain clearly ancillary to the main dwellings. Due to its increased height and the inclusion of a window in the front elevation, the proposed extension would be more prominent within this context. However, this impact has been mitigated by setting the front of the extension back so that it projects only 1.35 metres beyond the front elevation of the attached garage.

The front elevation would contain windows rather than a separate entrance door, ensuring that the extension remains visually subservient to the host dwelling and does not appear as a separate unit of accommodation. Overall, whilst the proposed side and rear extension would introduce a degree of change to the appearance of the dwelling, it would not result in unacceptable harm to the character and appearance of the existing dwelling, the surrounding area, or the street scene.

Residential Amenity

The neighbouring properties most affected by the proposed development are those immediately adjacent at 9 Bury Drive (to the east) and 15 Bury Drive (to the west).

9 Bury Drive

9 Bury Drive is located to the east of the application site and comprises a link-attached dwelling, with its garage attached to the garage serving the application property. The rear gardens are separated by boundary fencing.

The application dwelling is positioned further forward than the dwelling at No. 9. No. 9 benefits from an existing single-storey rear extension that already projects beyond the existing garages. The proposed extension would extend to a broadly similar depth as the neighbouring extension, while the attached garages provide additional separation between the two properties. The nearest neighbouring window that could potentially

be affected is the rear window serving No.9's garage; however, this window is obscure-glazed.

No side-facing openings are proposed in the extension facing No. 9, and there are no side-facing habitable room windows at the rear of No. 9 facing the application site. A window is proposed on the front part of the west elevation of the side extension; however, as demonstrated on the submitted drawings, it satisfies the 45-degree daylight guideline and would not result in an unacceptable impact to the windows on the side (west) elevation of No. 9.

Given the single-storey scale of the proposal, the absence of side-facing windows, the comparable depth of the neighbouring rear extension, and the separation afforded by the attached garages, the development would not result in any unacceptable overlooking, loss of privacy, or loss of light to the occupiers of No. 9.

15 Bury Drive

15 Bury Drive is located to the west of the application site and comprises a link-attached bungalow which has itself been extended.

The properties along this part of Bury Drive, including Nos. 9, 11 and 15, contain a staggered rear building line, reflecting different extensions and variations in plot depth due to the road alignment.

The proposed extension would not contain any side-facing openings towards No. 15. Furthermore, No. 15 contains no rear-facing windows on its east elevation directly facing the application site. Although the proposed extension would project slightly further into the rear garden than the existing rear building line of No. 15, this increase in depth would be modest and would sit comfortably within the established pattern of rearward extensions in the row.

Given the single-storey scale of the proposal, its relationship with the existing and neighbouring built form, and the absence of side-facing windows, the development would not result in any unacceptable overlooking, loss of privacy, or loss of light to the occupiers of No. 15.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to side elevations of extension
5. Annexe ancillary

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? Y

Case Officer: Tom Westerman Date: 05/07/2026.

Authorised by: Jo Morin Date: 08.07.2026