

Development Management – Delegated Officer Report

Application Number: AWDM/0647/26 **Recommendation:** – APPROVE

Site: 19 Chelwood Avenue Worthing West Sussex BN12 4QP

Proposal: Summer house in rear garden

Date of Site Visit: 18/06/2026.

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site, 19 Chelwood Avenue, is situated within an established residential area of Worthing. The surrounding area consists predominantly of two-storey detached dwellings, the majority of which have front driveways and private rear gardens. The application site follows this established pattern and has also been extended to the rear. The surrounding area has a relatively verdant character, with neighbouring properties separated by a combination of boundary fencing and mature vegetation. At the time of visiting, a temporary pergola-type structure was located in the rear garden.

The site is not a listed building, is not located within a conservation area, and is not subject to any Tree Preservation Orders (TPOs).

Proposal

Planning permission is sought for the erection of a summer house within the rear garden.

The proposed summer house will measure approximately 2.92m in height and 4.18m in width. It will be circular in appearance.

The summer house will be located on the north-west side of the rear garden. It will feature a cedar-tiled roof and tongue-and-groove (T&G) clad walls. A handrail with spindles is proposed on the south elevation, with curved plexiglass glazing on the east and west elevations.

Relevant Planning History:

No relevant planning history.

Consultations

None undertaken.

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 summer house is proposed on the north-west side of the rear garden and will not be visible from the street. Owing to its size and location, it will remain subsidiary and subservient to the host dwelling. Although its appearance is relatively unusual, its modest scale ensures that it will not appear visually overbearing, and the proposed materials are appropriate for the garden setting. Overall, the development will not detract from the character of the area or result in any adverse impacts on visual amenity.

Residential Amenity

The nearest property that could potentially be affected by the proposal is No. 21 Chelwood Avenue. Given the proposed summer house's modest height and its separation distance from No. 21, it will not result in any unacceptable loss of light to the occupants of the neighbouring property. Furthermore, the curved plexiglass glazing is proposed only on the east and west elevations. As a result, there will be no opportunities for overlooking towards No. 21, and the proposal will not result in any loss of privacy. Overall, the proposed development will have no adverse impact on residential amenity.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission 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: 07/07/2026.

Authorised by: Jo Morin Date: 08.07.2026