Expiry Date - 23/09/2025

Development Control – Delegated Officer Report

Application Number: AWDM/1046/25 **Recommendation – PRIOR APPROVAL NOT REQUIRED**

Site: **10 Terringes Avenue Worthing BN13 1HY**

Proposal: **Householder application for permitted development for prior approval for single storey extension to rear of property measuring 3.5m from rear wall of the original dwelling, maximum height 2.9m and height of eaves of the extension 2.9m.**

Site visit: N

Neighbours consulted: Y

Site and Surroundings

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

Proposal

Householder application for permitted development for prior approval for single storey extension to rear of property measuring 3.5m from rear wall of the original dwelling, maximum height 2.9m and height of eaves of the extension 2.9m.

Relevant Planning History:

No relevant planning history.

Representations:

None received.

Planning Assessment

The proposal will be assessed in accordance with condition A.4 of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 for development which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g).

A.1 Development is not permitted by Class A if-

g) for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and-

i) extend beyond the rear wall of the original dwellinghouse by more than 8m in the case of a detached dwellinghouse, or 6m in the case of any other dwellinghouse, or
ii) exceed 4m in height;

Analysis: The property is semi-detached and is not on Article 2(3) land nor a SSSI. The proposed single storey rear extension does not extend beyond the rear wall of the original dwellinghouse by more than 6m or exceed 4m in height.

Conclusion

The applicant was required to apply to the LPA for determination as to whether the proposal would require Prior Approval under the Larger Home Extensions procedure A.4. Consultations were undertaken with neighbouring properties and no representations were received. The proposed development would comply with A.1(g) and condition A.4 of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 and therefore Prior Approval is Not Required.

The Council hereby confirm that their prior approval is not required for the development to be carried out in accordance with the information submitted.

Recommendation

PRIOR APPROVAL NOT REQUIRED

Case Officer: Tom Westerman Date: 15/09/2025

Authorised by: Date: