Development Control – Delegated Officer Report

Application Number: AWDM/0970/25 Recommendation: APPROVE

Site: 10 First Avenue Worthing West Sussex BN14 9NJ

Proposal: Demolition of existing detached garage, proposed single storey side extension.

Date of site visit: 16/09/2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located on the corner of First Ave and Second Ave. It contains a substantial two-storey brick two-storey detached dwellinghouse.

The site is not with a conservation area and does not contain a listed building. There are two protected trees to the front of the site.

Proposal
The proposal includes a single storey side extension. The extension would be in line with the front of the house with garage doors. It would project to the rear of the building largely in line with the existing games room extension. A detached garage would be demolished.

Relevant Planning History:
None

Consultations:

West Sussex County Council (as LHA):

This application seeks the demolition of an existing detached garage and erection of a single-storey side extension. The site is located on First Avenue, an unclassified road subject to a speed restriction of 30 mph.

No alterations are proposed to the existing vehicle access arrangement. The LHA does not anticipate that the proposed development would give rise to a material intensification of use of the existing vehicle access point.

The proposals will result in the loss of an existing garage, and the proposed garage appears too small to accommodate a modern sized car, when measured against Manual for Streets (MfS) specifications. However, it is worth noting that the existing garage also appears too small to accommodate a modern sized car. As such, the proposals represent a like-for-like replacement in material terms. The existing

driveway is to be retained with space for two off-street car parking spaces, as per the existing arrangement. As such, no concerns would be raised in this regard.

In summary, 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.

Representations:
None

Relevant Planning Policies

Worthing Local Plan 2020-2036 (WBC 2023): Policies:
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)

National Planning Policy Framework (2024)
Planning Practice Guidance
Supplementary Planning Guidance Extending or altering your home

Planning Assessment

Principle of development

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 proposed extension, with pitched roof and garage doors, is considered to be an appropriate extension which would not seem out of place in the streetscene. Garage doors are proposed in the extension. While the extension projects forward of the main building line to be in line with the bay window, the overall setback from the street and the design are considered acceptable. The materials are proposed to match which ensures the extension complements the existing building while the scale is subsidiary. The impact on visual amenity is acceptable.

Residential Amenity

The main impacts would be to the neighbours to either side:

12 First Ave

This property is located to the north-west of the site. The extension would be located on the shared boundary, with no set back, however the eaves height would be 2.5m with a sloped roof away from the boundary reducing the overbearing impact on those

neighbours. There would be some impact from overshadowing on these residents as the extension would be located to the south of the adjacent property and projects forward of their rear building line. However, the neighbouring house is set off the shared boundary, reducing impacts on their habitable room windows. It is also noted that the neighbouring property has a wide garden and habitable room windows to the centre and north of the property which would largely be unaffected. There would be some improvement to the middle of the garden from the removed garage. It is therefore considered that the development would not have an adverse amenity impact.

1 Second Ave

This neighbour located to the east is sufficiently set back from the extension as to not be adversely affected.

Transport

One parking space is lost but this is not currently in use for car parking. Sufficient space is retained in the front garden to park as per the current arrangement.

Trees

There is a TPO tree in the front garden. A condition ensuring the tree is protected during works is recommended.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No new windows to north elevation
5. Tree protection

Informative

1. Approved without revisions

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

Case Officer: Louise Prew Date: 16/09/2025

Authorised by: Peter Barnett Date: 16 September 2025