Development Control – Delegated Officer Report

Application Number: AWDM/0708/25 Recommendation: APPROVE

Site: 3 Gorse Avenue Worthing West Sussex BN14 9PG

Proposal: Single storey rear and side wraparound extension (following demolition of existing extension and garage). Roof extensions including hip to gable, rear dormer and front rooflights. Enclosing of front porch

Date of site visit: 08/07/2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located on the western side of Gorse Ave. It contains a two-storey semi-detached dwelling. The property has existing rear extensions and a garage.

The site is not with a conservation area and does not contain a listed building or structure or any protected trees.

Proposal

The proposal includes a number of extensions:

- Single storey rear and side wraparound extension incorporating garage door to front.
- Roof extensions incorporating a hip to gable, rear dormer and front roof lights
- Works to enclose the front porch

Relevant Planning History:
None

Consultations:
None

Representations:
One comment provided:

Yesterday I received the letter ref. AWDM/0708/25 asking if my wife or I have comments regarding the application but as there is a lot of work already going on at the property is this letter not ‘shutting the gate after the horse has bolted’?

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 porch alterations will be visible in the streetscene. Porches are common projects and it is noted that a similar proposal exists across the street at 2 Gorse Ave. The porch is therefore considered acceptable.

The hip to gable and roof lights could be completed under permitted development and is a common type of extension. They would have an acceptable impact on the streetscene.

The rear wraparound extension would be largely hidden from view except the side element which would retain the appearance of the garage with a stepped roof form.

Subject to matching materials the development is considered to have an acceptable impact on the visual amenity of the area.

Residential Amenity

The extensions will have some impact on the neighbouring properties, no 5 to the north and no 1 to the south. 34 Poulters Lane to the west is located behind the long garden of the property and would not be affected.

5 Gorse Ave

There is an existing garage located on the side of the property adjacent to the neighbouring boundary. The wraparound extension would project forward of the building line of the neighbouring property and deeper than the existing garage. However, it is separated from the boundary by 1 metre for most of its depth and with a mono pitched roof with circa 2.50m eaves height impacts would be largely mitigated.

The hip to gable and dormer could be completed under permitted development and the effects are therefore acceptable. A side facing window can be conditioned to be obscure glazed and non-opening below 1.7m above finished floor level.

1 Gorse Ave

The 4m deep extension is on the shared boundary but is in place of an existing extension of a similar scale resulting in no more of an impact than the existing. It is located to the north ensuring there would be no loss of light. The extension is not considered to result in any undue overlooking due to there being no side facing windows.

As above the roof extensions will have no adverse impact.

Neither property will be affected by the porch due to the location in the centre of the front elevation.

Transport and highways

A garage that would fit a car is lost from the proposal but there is plenty of space in the front garden for carparking and so the loss is considered acceptable.

Flooding

The site is in an area at future risk of surface water flooding. The applicant has confirmed that the internal floor levels will be the same and that flood resilient construction including lowering the outside ground level adjacent to the extension.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. Obscure glazing
5. No new windows to south elevation
6. Flood resilient construction

Informative

1. Approved without revisions

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

Case Officer: Louise Prew Date: 28/07/2025

Authorised by: Peter Barnett Date: 28 July 2025