EXPIRY - 22/05/25

Development Management – Delegated Officer Report

Application Number: AWDM/0411/25 **Recommendation: APPROVE**

Site: 28 Midhurst Drive , Worthing West Sussex

Proposal: Single storey extension to west side

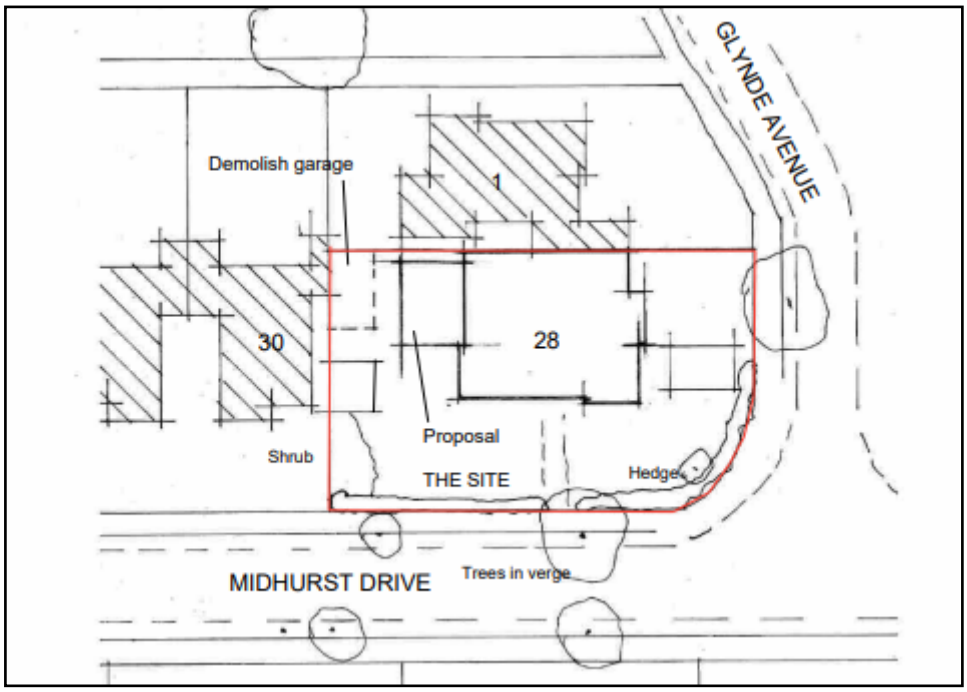
Date of Site Visit: 20th May 2025

Neighbours Checked: Y
Additional neighbour notification: N

Proposal, Site and Surroundings:

The proposed development is to the side of a detached bungalow on the corner of Midhurst Drive and Glynde Road.

The application refers to demolishing a single garage on the western boundary however on site the applicant indicated that he might keep the garage to maintain privacy to his neighbour.



Planning History:

LDC granted for extension to the north elevation.

Consultations: none

Representations: None received

Relevant Planning Policies:

Worthing Local Plan (2023): SP1, DM5

National Planning Policy Framework (CLG 2024)

Planning Practice Guidance (CLG 2024)

Planning Assessment

The proposed extension would cover an existing patio area leaving a small gap to the garage (indicated on the plans to be removed). The extension would have a slightly uncomfortable arrangement with an existing side bay. However, the extension would be well screened from the road by an existing wall and high laurel hedging.

The extension would have little impact on neighbours. To the north the neighbour has a pitched roofed extension running along the rear of the proposed extension. To the west the extension would be screened by the existing garage. If removed the extension at single storey height and set back from this western boundary would not be overbearing or cause any loss of amenity to occupiers of No 30 Midhurst Drive. On balance it is not considered necessary to condition the removal of the garage.

Recommendation to APPROVE

01 Approved Plans
02 Time limit
03 Materials (walls) to match existing rendered finish

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

Case Officer: James Appleton Date: 21/05/25

Authorised by: Peter Barnett Date: 21 May 2025