Expiry Date - 04/12/2025
Extension of Time -

Development Management – Delegated Officer Report

Application Number: AWDM/1289/25 **Recommendation: – APPROVE**

Site: **2 Wadhurst Drive Worthing West Sussex BN12 4XA**

Proposal: **Proposed rear extension, conversion of part of garage to store (with raised roof)**

Date of Site Visit: 30/10/2025.

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site, 2 Wadhurst Drive, is situated within an established residential area in Worthing. The surrounding area largely consists of bungalows link attached via garages. The application site is no different, with it being a bungalow with a link attached garage to the neighbour's garage. A driveway is located on the left-hand side of the property leading towards the garage. Off-street parking for a few cars is available at the front of the property, separate from the garage. To the rear of the property exists a private garden enclosed by close-boarded fencing and vegetation, and a conservatory located adjacent to the rear side of the garage.

The property is not a listed building and is not located within a conservation area. There are no Tree Preservation Orders affecting the site.

Proposal

Planning permission is sought for a single-storey rear extension, and the conversion of part of the garage into a store (with a raised roof).

The proposed extension would extend from the rear (north) elevation of the dwelling to a total depth of approximately 3.86m x 6.97m wide with a flat roof approximately 2.96m in height.

The extension utilises the existing garage building, and extends from it, but with a slightly raised roof. The extension will contain two uPVC windows on its rear (north elevation), and uPVC French doors on its side (east) elevation. No windows are proposed on the side elevations.

The extension will contain a proposed flat roof finished with a single ply membrane and it will be finished in render to match the existing. A proposed glazed rooflight will be located on the roof of the extension.

Relevant Planning History:

No relevant planning history.

Consultations

WSCC Highways

"This application seeks the erection of a rear extension and conversion of part of garage to store with raised roof. The site is located on Wadhurst Drive, an unclassified road subject to a speed restriction of 30 mph.

No alterations are proposed to the existing vehicular access arrangement. The proposed development is not anticipated to give rise to a material intensification of movements to or from the site.

An existing garage will be lost as part of the proposals. However, sufficient off-street parking provision exists within the existing driveway fronting the site. Storage space is to be retained, which can be utilised for the storage of bicycles.

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."

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 proposed extension would be subsidiary in form and scale to the existing building and would be finished in render to match the existing building. Due to this, the extension relates well to the existing building and will not appear out of place. The flat roof is acceptable given the minor scale of the extension.

The proposed extension is to the rear of the building and only glimpsed views of it will be visible from the road given its raised roof. The addition of the extension will not appear visually out of keeping and will not detract from the character of the area.

Residential Amenity

4 Wadhurst Drive

4 Wadhurst Drive is the bungalow that is link attached to the application site via the rear garage (west side). The properties are separated by the garage, fencing, and existing vegetation providing substantial screening.

The receipt of light to the property is already affected by the existing garages. The extension will have a very minor additonal impact given its slightly raised roof, but due to its single-storey scale, the high level of screening and the separation distance created via the garage, the impact will not be severe.

No openings on the extension will directly face 4 Wadhurst Drive.

As a result of the above, there would be no overlooking to neighbours and no unacceptable loss of light.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials

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: 12/11/2025
Authorised by:	Jo Morin	Date: 12.11.2025