

Development Management – Delegated Officer Report

Application Number: AWDM/0196/26

Recommendation: – APPROVE

Site: 7 Twyford Road Worthing West Sussex BN13 2NP

Proposal: Removal of garage and rear conservatory. Proposed rear extension. Repositioning of front door to the side.

Date of Site Visit: 03/03/2026.

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site, 7 Twyford Road, is situated within an established residential area in Worthing. The property comprises a semi-detached single-storey bungalow with a pitched roof. Semi-detached bungalows are the predominant property type within the local vicinity. The property benefits from a driveway to the right-hand side, providing access to a garage (to which this application relates). However, the driveway appears constrained in width and may not be suitable for accommodating most modern vehicles. To the rear, the property includes a private garden enclosed by boundary fencing, along with a conservatory and a separate outbuilding.

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 the removal of a garage and rear conservatory, and a proposed single-storey rear extension, and the repositioning of the front door to the side.

The proposed extension would extend from the rear (west) elevation of the dwelling to a total depth of approximately 3.99m x 7.38m wide with a flat roof approximately 2.84m in height. The existing conservatory extends approximately 2.35m into the garden.

According to the submitted form, the extension will consist of face brick to match the existing but also render to the rear along with new masonry. The flat roof is proposed to be of GRP finish. uPVC doors are proposed to the rear of the extension. No windows are proposed on the sides of the extension. The removal of the garage and conservatory is to facilitate the new extension.

The front door is to be repositioned onto the side (north) elevation, as well as a new window opening.

Relevant Planning History:

No relevant planning history.

Consultations

WSCC Highways

"I refer to your consultation in respect of the above planning application and would provide the following comments.

The property is located on Twyford Road, a residential D classified road in Worthing subject to 30mph speed restrictions at this location.

The existing garage in its current format does not appear to meet WSCC parking standards which outline that a garage of 3m x 6m is sufficient to serve an average sized vehicle. Furthermore, the orientation of the garage as sited behind the dwelling with a narrow access route, may make this an undesirable practise.

Currently there is frontage parking at the property for 1 vehicle, and this same provision is proposed to be retained to serve the dwelling.

The proposed additional floor space does not provide an additional bedroom for the property. Number of bedrooms alongside the site location are factors that influence the demand for parking that a property might generate. The LHA has consulted the WSCC Parking Demand Calculator and can advise that the total parking provision for this property would remain as 2 spaces as per the existing demand, therefore the proposed would not be anticipated to generate a change in vehicular movements or materially raise demand for parking within the site. Parking sufficient to serve a minimum of a single vehicle is available on frontage hard standing. There is also the possibility for on street parking to accommodate for any overspill generated by the proposal.

The Local Highway Authority does not consider that the 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 face brick to match the existing building. According to the submitted form, the proposed render is only to be situated to the rear of the extension. 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. The addition of the extension will not appear visually out of keeping and will not detract from the character of the area. The existing garage building appeared to be in a poor condition, and therefore, overall, the proposals will result in visual betterment across the application site as a whole.

Residential Amenity

The most affected neighbours are those to the sides at 5 Twyford Road and 9 Twyford Road.

5 Twyford Road

5 Twyford Road is located to the south of the application site and consists of a semi-detached bungalow with a pitched roof. The properties are separated by fencing. No.5 contains a rear dormer and rooflights at the front. Moreover, it contains an existing single-storey rear extension. No openings from No.5's extension directly face the application site. No openings from the proposed extension will directly face No.5. The proposed extension will only extend approximately 1.64m further than the existing conservatory, and only slightly deeper than the extension at No.5.

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

9 Twyford Road

9 Twyford Road is located to the north of the application site and consists of a semi-detached bungalow with a pitched roof. The properties are separated by fencing to the rear and along their driveways at the front. No.9 contains an existing single-storey rear extension. This contains an opening facing the application site; however, this appears to serve a non-habitable room.

The existing garage, which is to be removed, is already impacting the receipt of light to openings at No.9. The proposed extension is at a greater distance from No.9 than

the existing garage. Moreover, the proposed extension will not contain any openings facing No.9.

The repositioning of the front door to the north elevation is considered acceptable, given that an existing door opening on this elevation is to be removed.

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

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. No openings to side elevations of extension
4. Materials as stipulated on forms

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: 07/04/2026

Authorised by: Jo Morin Date: 07.04.2026