Expiry Date - 24/11/2025
Extension of Time -

Development Management – Delegated Officer Report

Application Number: AWDM/1646/24 Recommendation: – APPROVE

Site: 39 Mersham Gardens Worthing West Sussex BN12 4TQ

Proposal: Single storey extension link to garage

Date of Site Visit: 30/10/2025.

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site, 39 Mersham Gardens, is situated within an established residential area in Worthing. The surrounding area largely contains two-storey semi-detached dwellings with pitched roofs, all surrounding a central green which provides a verdant character to the location.

The application site property comprises a semi-detached two-storey dwelling with a pitched roof. It has been enlarged by rooms in the roof with a hip-to-gable roof extension and rear dormer, plus a single-storey flat-roofed rear extension.

A driveway is situated on the left-hand side of the property leading towards a detached garage paired with the neighbour's garage. A gap is present between the garage and rear extension. A relatively wide private garden is situated to the rear of the property.

A detached outbuilding has been constructed in the rear garden (not shown on the plans). The Applicant's Agent has described this as a garden building, under 2.5m high and ancillary to the main dwelling.

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 extension link between the rear extension and garage.

The proposed extension would extend no further into the garden than the existing extension. It is approximately 2.45m wide and 3.09m high when viewed from the front.

It is to contain a flat roof consisting of built-up felt, brick and render walls to match the existing, white uPVC openings at the front and rear elevations. No side openings are proposed other than a door linking the extension with the existing garage. A parapet has been added onto the front elevation as an amendment to the application.

The extension will contain a shower room in the front section, and a utility room towards the rear.

Relevant Planning History:

AWDM/0672/24 - Householder application for permitted development for prior approval for single storey extension to rear of property measuring 5m from rear wall of the original dwelling, maximum height 3.47m and height of eaves of the extension 2.92m
STATUS: Prior Approval Not Required 21st June 2024. Implemented.

AWDM/0726/24 - Application for Certificate of Lawfulness for proposed room in roof with hip to gable roof extension, rear dormer and front rooflights
STATUS: Application Permitted 23rd July 2024. Implemented.

Consultations

None undertaken.

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 and render walls to match the existing building. Due to this, the extension relates acceptably to the existing building and will not appear out of place given it occupies the space already existing between the dwelling and garage. The flat roof is acceptable given the minor scale of the extension and its relationship to the garage. The addition of the front parapet improves the appearance of the extension.

The proposed extension is to the side of the property, in between the dwelling and garage. It will be visible from the road; however the addition of the extension will not appear visually out of keeping and will not detract from the character of the area.

Residential Amenity

Firstly, no side openings are proposed on the extension other than the internal door linking the extension to the garage. As such, there would be no overlooking or loss of privacy to neighbours. The extension is located in between the existing dwelling and garage and thus there would be no unacceptable loss of light to any neighbours. The only minor inconvenience to neighbours would be that the neighbours would have to drive past the extension to enter their garage, however this impact is very minor. Due to the above, there would be no adverse impact on amenity.

Recommendation:

APPROVE subject to condition(s): -

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to side elevations of extension

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