Development Management – Delegated Officer Report

Application Number: AWDM/0472/25 **Recommendation: Approve**

Site: 11 Westbourne Avenue Worthing West Sussex BN14 8DE

Proposal: Erection of single storey rear outbuilding

Date of Site Visit: 28th April 2026

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

Gardens back onto an unadopted street to the east of Citroen Garage. Commercial buildings to the rear create a built-up enclave. A number of gardens have erected garages (including No 9 next door) and the applicant already has a Marley type garage for the storage of his bikes. The adjoining garage abuts the applicant's garden (see photos on file). The applicant has a rear gate onto the unadopted road. Existing property is a semi detached dwelling with large rear dormers and rear extension approved

Planning History:

Proposed single-storey rear extension, roof lights to existing pitched roof extension. Proposed rear dormer and front roof lights and new window to east elevation second floor.
Ref. No: AWDM/0079/20 | Status: Application Permitted

Consultations:

Representations: One letter of comment from neighbour at No 9 concerned about space to maintain her property (garage and side fascia).

'The concern is that there appears to be insufficient gap between the West elevation of the proposed structure and the East elevation of the existing double garage at 9 Westbourne Avenue to allow access for future roof re-felting and/or fascia board replacement. The size of the gap needs to be specified in order to ascertain whether or not it would be sufficient.'

Relevant Planning Policies:

Worthing Local Plan (2024): SP1, DM5

National Planning Policy Framework (CLG 2024)

Planning Practice Guidance (CLG 2024)

Planning Assessment

No objection in principle to the proposed building. Whilst large, it is close to the commercial, built up enclave at the western end of Bashfords Lane. There are a number of sizeable garages and other structures in adjoining gardens. It will replace an existing small garage and still retain a good degree amenity space to the rear of the property.

The use for storage of motorbikes and workbench plus shower room is acceptable but subject to this remaining incidental to the dwelling and not used or occupied separately.

Although the neighbour has expressed some concern about the proximity to their garage this is a private property matter and not a relevant planning consideration. Access to the side elevation of their garage would need agreement to enter the applicant's garden in any event. The gap is small as scaled on the submitted plans (17 cms) but this is not a reason to refuse pp. The applicant has been advised of the neighbours' concerns and they could agree for some works to take place in advance of the construction of the storage building.

Recommendation to APPROVE

01 Approved Plans

02 The building hereby approved shall only be used for purposes incidental to the main dwelling (No 11 Westbourne Avenue) and for no other uses or separate occupation.
Reason: To control the development in detail and in the interests of amenity.

03 The building shall be constructed in brick and tiles to match the main dwelling unless otherwise agreed in writing with the Local Planning Authority.
Reason: To control the development in detail and in the interests of amenity.

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

Case Officer: James Appleton Date: 29/04/25
Authorised by: Louise Prew Date: 22/05/2025