

Development Management – Delegated Officer Report

Application Number: AWDM/0573/26

Recommendation: – APPROVE

Site: Seeden House Furze Road Worthing West Sussex

Proposal: Removal of existing double garage building and construction of replacement, relocated double garage building.

Date of Site Visit: 27/05/2026.

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site, Seeden House, is situated within an established residential area in Worthing. The site is in a backland location and comprises a two-storey detached dwelling with a pitched roof and private garden to the rear. The immediate locality is characterised predominantly by detached dwellings set within individual plots. The area has a verdant character with lots of trees and greenery in the surroundings. The site is accessed via a long narrow road leading to a shared driveway between properties, including the application site. A garage building is situated directly in front (north) of the application property.

The property is not a listed building and is not located within a conservation area. There are Tree Preservation Orders in close proximity to the site.

Proposal

Planning permission is sought for the removal of the existing double garage building and construction of a replacement, relocated double garage building.

The proposed replacement garage will be positioned to the right (west) side of the existing.

The proposed replacement garage will be approximately 6.36m wide and will feature a flat roof with a height of approximately 2.63m.

According to the submitted form, the garage will consist of face brickwork to plinth and painted weatherboard cladding. The roof will consist of a single-ply flat roof membrane. A sectional overhead garage door is proposed to the front (east) elevation and uPVC framed pedestrian door to the side (south) elevation.

Relevant Planning History:

No relevant planning history.

Consultations

Tree and Landscape Officer

"Thank you for your email, there is no information regarding foundations so I think a condition should be added which would be:

All excavation works within the RPA are carried out by hand to establish the presence of any significant roots. If roots are found a contingency for the foundations should be available to ensure that roots are not disturbed.

I think this would ensure that the tree is not damaged."

Neighbour Representations

17 Furze Road

"I wish to submit the following comments in relation to application AWDM/0573/26.

I appreciate that our neighbours took the time to discuss their proposals with us prior to submitting the application, and I remain supportive of the principle of relocating the garage. During those discussions, I explained my concern that increasing the elevation of the garage would result in a loss of part of our existing sea and town view from our property.

I also suggested possible compromises which I felt would help reduce the visual impact, including consideration of a green roof or lowering the overall height where possible, particularly given the elevated position of the proposed structure relative to the front entrance level.

Having now reviewed the submitted plans, I am disappointed to see that these suggestions do not appear to have been incorporated or explored within the proposal. Whilst I understand that loss of view is not itself a material planning consideration, I would ask that the impact of the increased elevation and appearance of the roof structure be carefully considered, and that opportunities to soften or reduce the visual impact, such as the use of a green roof or a reduced height profile are encouraged if feasible.

I hope these comments can be taken constructively and in the spirit of maintaining good neighbourly relations."

Planning Officer Response: The comments submitted by the occupiers of no.17 are noted. Whilst concern has been raised regarding the impact of the proposed garage on existing sea and town views, the loss of a private view is not a material planning consideration and therefore carries limited weight in the determination of the application. The suggestions relating to a green roof and a reduction in height are acknowledged; however, the proposed garage is considered to be of an appropriate scale, design and appearance for its setting and would not result in any unacceptable visual harm. As such, the concerns raised do not identify any adverse planning impacts that would warrant withholding planning permission.

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 garage would be subsidiary in form and scale to the existing building. Whilst not in matching materials to the dwelling, it would be positioned behind a hedge and would be replacing an existing garage that contains similar materials. The proposed garage will be positioned only slightly west of the existing garage along the frontage of the property.

Due to this, the proposed garage and site layout will not differ much from the existing. It will relate well to the existing building, will not appear out of place, and will be scarcely visible from distant views or from the main highway. The flat roof is acceptable given the minor scale of the proposed garage.

The addition of the garage will not appear visually out of keeping and will not detract from the character of the area.

Residential Amenity

The neighbouring property most affected by the proposed development is to the side (west) at 7 Downlands, Firsdow Close.

7 Downlands, Firsdow Close

7 Downlands is located to the west of the application site and consists of a two-storey semi-detached dwelling.

The proposed garage would be positioned closer to the boundary with No. 7 than the existing structure and would occupy a slightly elevated position relative to the boundary.

However, there are no openings within the proposed garage's western elevation that would result in overlooking or a loss of privacy.

Furthermore, the garage would be located at an appropriate separation distance from the openings serving No. 7 and would not result in any unacceptable loss of light or outlook to the windows on the rear (north) elevation. No. 7 also benefits from an existing conservatory within its rear garden, which would partially screen views of the

proposed garage. Given the single-storey scale of the proposed development, any impact would not be significant.

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. Excavation works within TPO tree RPA
4. No openings west side

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? Y

Case Officer: Tom Westerman Date: 09/06/2026.

Authorised by: Jo Morin Date: 10.06.2026