Development Management – Delegated Officer Report

Application Number: AWDM/0942/26 **Recommendation: – APPROVE**

Site: **4 Aldwick Crescent Worthing West Sussex BN14 0AR**

Proposal: **Single-storey rear extension, new front drive, and extension to roof of garage.**

Date of Site Visit: 19/11/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application site is located on the eastern side of Aldwick Crescent a residential street within Findon Valley. Due to the location, there is a steep topography sloping up from the front of the site to the rear. The property is a bungalow as characteristic of the area. There is space to the front with a garden and driveway, leading to the detached garage to the southeast of the property. To the north there is a small lean to and at the rear there is a conservatory.

The site is not within a conservation area nor is the building listed. There are no protected trees. The site is not within a flood zone or at risk of flooding from surface water now or in the future.

Proposal
To the rear of the site the existing conservatory would be removed and then introduce a single storey rear extension in its place measuring 5m in depth, 6.7m in width and has a maximum height of 3m with a crown roof.

The existing garage is proposed to have an increase in the roof height by 0.6m.

The proposal seeks to replace the existing driveway with either a concrete block paving or a resin which would be permeable.

Relevant Planning History:
None

Consultations
Environmental Protection, Environmental Health & Licensing
Please may the following be attached as condition to any permission granted, in order to protect nearby residential amenity.

Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times.

Monday - Friday 08:00 - 18:00 Hours

Saturday 09:00 - 13:00 Hours
Sundays and Bank Holidays no work permitted

Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.

Reason: To safeguard the residential amenity of the area.

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate, but not necessarily be restricted to the following matters:

the anticipated number, frequency and types of vehicles used during construction,
the method of access and routing of vehicles during construction,
HGV construction traffic routings shall be designed to minimise journey distance through the Council's Air Quality Management Area (AQMA),
the parking of vehicles by site operatives and visitors,
the loading and unloading of plant, materials and waste,
the storage of plant and materials used in construction of the development,
the erection and maintenance of security hoarding,
a commitment to no burning on site,
the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
methods to control dust from the site,
a commitment to following BS5228:Code of Practice for noise and vibration control on construction and open sites,
details of public and neighbour engagement both prior to and during construction works.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction.

If during development, any visible contaminated or odorous material, (for example, asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented. If no such contaminated material is identified during the development, a statement to this effect must be submitted in writing to the Local Planning Authority.

Neighbour Representations
None

Relevant Planning Policies:
Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2026)
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
Due to the positioning of the single storey rear extension there would not be any significant impact on the visual amenity of the site. This is due to there not being any views of the extension being available within the public realm. The styling of the extension is sympathetic to the host with a false pitched roof retaining the shape of the existing property. The scale of the proposal is not considered to dominate the site in accordance with the Extending and Altering Your Home SPG.

Within the SPG it is expressed that *"The use of different types of garages in a street frontage can destroy the harmony of the street scene. The use by adjoining owners of similar garages will avoid this and help to maintain the rhythm of the original house design. Due to the number of different garage door styles available, care should be taken to blend the style with the house."* The presence of the existing garage and the neighbouring one mitigates the potential for the unacceptable impact through the increase in height. This is because there is already a contrasting style that is not worsened by the increase in height and it would be harmonious with the existing property. With the setback nature of the garage, it is not considered that the increase in height would result in a significant impact on the visual amenity of the street.

The replacement driveway is confirmed to be in same location as the existing and the materials upgraded. No adverse impact will result from the proposal.

As such it is considered that the proposed development would be in accordance with Policy DM5 of the Worthing Local Plan and the relevant SPG.

Residential Amenity
Due to the location of the proposal, there will be impact on the neighbours to the north and south.

No.6 to the north is a detached property. It has their own detached garage on the boundary which is to the same depth as the proposal and mitigates the impact from the proposed development in terms of loss of light or sense of enclosure.

The neighbour to the south (No. 2) is set with a different orientation resulting in their garden being screened by the existing wall of the garage. The extension alterations are not considered to impact on this neighbour due to the screening by the garage.

The increase in the height of the garage is about 0.55m for the full length of the garage. The separation from the front of the site would ensure that there would not be any adverse impact on side windows of the house. As the garage is to the north of this property it would not overshadow habitable windows or the amenity space. There would be some additional impact in terms of sense of enclosure on the amenity space due to the increase in height but not to a level that would warrant refusal of the application.

As such it is not considered that there would be any unacceptable impact on the neighbouring properties. Therefore, the proposal is in accordance with Policy DM5 of the Worthing Local Plan.

Other Matters
The changes to the driveway to the front of the site have specified that the materials will either be concrete block slabs or a porous resin. The drainage strategy explains that there would be a net reduction of impermeable area to the front of the site by 66sqm as the existing impermeable driveway will be replaced with permeable surface. This is therefore considered to be an improvement on the existing drainage of the site.

Environmental Health requested several conditions. However, these conditions are not usually applied to householder applications and are not considered proportionate to the application. The contaminated land condition will be added as an informative so the applicant is aware of the reporting required if any unsuspected contamination is found.

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.

Contamination

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

Case Officer: Finlay Gardner Date: 24/11/2026

Authorised by: Louise Prew Date:24/11/2026