Expiry Date - 28/07/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0787/25 **Recommendation – PRIOR APPROVAL NOT REQUIRED**

Site: **3 Edmonton Road Worthing West Sussex BN13 2TB**

Proposal: **Householder application for permitted development for prior approval for single storey extension to rear of property measuring 4.5m from rear wall of the original dwelling, maximum height 3m and height of eaves of the extension 2.8m**

Site visit: N

Neighbours consulted: Y

Site and Surroundings

The site is located to the west side of Edmonton Road, close to the junction with Vancouver Road and within a residential area of Worthing. The property comprises a semi-detached bungalow with brick elevations and a tiled pitched roof. There is an existing conservatory to the rear that is to be demolished. The existing garage to the rear is not shown on the proposed site plan and is to be demolished. The site is not within any designated area and is not a listed building.

Proposal

Prior Approval is sought under the Larger Home Extensions procedure (A.4) for a single storey rear extension measuring 4.5m deep from the original rear wall of the dwellinghouse with a maximum height of 2.8m high to eaves and 3m high overall. The agent has confirmed that the extension would be finished in materials to match the existing building and the eaves would not exceed those of the existing dwelling.

Relevant Planning History:

AWDM/0788/25 - Application for Certificate of Lawfulness for proposed Loft Conversion with rear dormer and front rooflights – Pending Consideration

Representations:

None received

Planning Assessment

The proposal will be assessed in accordance with condition A.4 of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted

Development) (England) Order 2015 for development which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g).

A.1 Development is not permitted by Class A if-

g) for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and-

i) extend beyond the rear wall of the original dwellinghouse by more than 8 m in the case of a detached dwellinghouse, or 6m in the case of any other dwellinghouse, or

ii) exceed 4m in height;

Analysis: The property is semi-detached and is not on Article 2(3) land nor a SSSI. The proposed single storey rear extension does not extend beyond the rear wall of the original dwellinghouse by more than 6m or exceed 4m in height.

Conclusion

The applicant was required to apply to the LPA for determination as to whether the proposal would require Prior Approval under the Larger Home Extensions procedure A.4. Consultations were undertaken with neighbouring properties and no representations were received. The proposed development would comply with A.1(g) and condition A.4 of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 and therefore Prior Approval is Not Required.

The Council hereby confirm that their prior approval is not required for the development to be carried out in accordance with the information submitted.

Recommendation

PRIOR APPROVAL NOT REQUIRED

Case Officer: Amanda Haslett Date: 23/07/25

Authorised by: Date: