Development Control – Delegated Officer Report

Application Number: AWDM/0362/25 Recommendation: APPROVE

Site: 63 Dominion Road, Worthing, West Sussex BN14 8LB

Proposal: Single-storey rear extension; plant location altered and new enclosure

Date of site visit: 03/04/2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located on the southern corner of Dominion and Angola roads. The site is occupied by a former public house, now occupied by a Tesco Express. The area is commercial in nature with residential to the rear.

The site is not within a conservation area and does not contain any listed buildings or structures or any protected trees.

Proposal
The erection of a single storey rear extension to provide additional store room capacity. The extension would be approximately 37sqm and project approximately 6 metres from the rear wall of the building. It would have an eaves height of 3metres rising with a shallow pitch to a maximum of 3.2m adjacent to the building. It would be clad in an anthracite grey composite metal cladding.

The existing plant would be shifted to the east adjacent to the rear of the building and a noise enclosure erected.

The agent has confirmed that the fence shown on the site plan would be 800mm tall and would therefore fall within permitted development. It is not necessary to request elevations.

Relevant Planning History:
Various advert applications for signage

Consultations:
Environmental health officer: There are no adverse EH comments for this application.

Representations:
None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM22
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 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 is located to the rear where it will not be visible from the public realm, due to existing gates enclosing the rear yard of the building. The scale of the extension is subordinate to the existing building. New materials are introduced but these will not be visible from the streetscene and are considered acceptable.

Residential Amenity
The nearest residents are located at 54 Angola Road and 61 Dominion Road.

The extension would be located approximately 3 metres from the side boundary of 54 Angola Road, with the house located another 3.55m from the boundary. The separation distance from the boundary and height of the extension means there will be no undue impact on this neighbour in terms of feeling overbearing. Similarly no undue loss of daylight or sunlight would occur.

The plant room is located to the rear of the building where it could affect both neighbours on Angola and Dominion Roads. The Tesco currently has a plant room and this is being moved with a new acoustic enclosure erected. The noise report has been reviewed by the Council's environmental health officer who has raised no concerns with the information provided.

It is considered the proposed development will not have an undue impact on neighbouring residents.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials as specified

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: Louise Prew Date: 30/04/2025

Authorised by: Peter Barnett Date: 30 April 2025