

Development Management – Delegated Officer Report

Application Number: AWDM/0861/26 **Recommendation:** – APPROVE

Site: 1 Evelyn Road Worthing West Sussex BN14 8AY

Proposal: Single storey rear outbuilding with overhang

Date of Site Visit: 17/09/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application site is located on the western side of Evelyn Road, and comprises a semi detached property. To the front of the site there is off road parking and a small front garden. There has been a single storey infill extension to the rear and a further single storey extension to the rear of the outrigger.

Within the rear garden of the host there were two outbuildings, one to the southern corner and one to the northern corner. The one to the south was a greenhouse/store, the northern one was a summer house. Both have been removed from the site due to the boundary wall falling down and causing damage.

The site is not located within a conservation area, nor is the property listed. There are no TPO's on the site.

Proposal

The application relates to the introduction of an outbuilding to the rear of the site that is centrally located. To the southern side of the proposed outbuilding there is a canopy proposed that will provide shelter to the access from the southern side. The outbuilding will have a flat roof.

Within the northern elevation there is proposed to be one window. The eastern elevation hosts a set of bifolding doors. The floor plan illustrates a single room with views over the rear garden of the host dwelling. The footprint of the outbuilding has a width of 5m and a depth of 4m. The height of the flat roof is proposed to be at 2.8m.

Relevant Planning History:

None

Consultations

Southern Water

Rear/side extension, no sewer mapped:

Due to legislative changes, certain southern water sewers are not comprehensively mapped. There are no public sewers recorded within the site boundary. However, the relevant requirements, conditions and application associated with the build-over/close-

to a public sewer are available at Southern Water's Get Connected service: <https://developerservices.southernwater.co.uk>.

Please note, surface water should not be disposed of into a public foul sewer and must comply with the Hierarchy of H3 of the Building Regulations. For more details, refer to the Drainage and Waste Disposal: Approved Document H on the GOV.UK website. Any new connections to the public sewerage system will require a New Sewer Connection application (also known as a Section 106) to be submitted and approved by Southern Water. It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site. If this happens, please call our Customer Service Desk on 0330 303 0119.

For further assistance, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (TEL: 0330 303 0119) Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk.

Neighbour Representations

None

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM20

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

The outbuilding is located to the rear of the site with limited views available from within the public realm. The scale of the footprint is large however due to the size of the plot it is not considered that it would result in the dominance of the amenity space. With the outbuilding being subservient in scale it allows for a majority of the amenity space to be retained and well over 50% of the plot size around the property to remain undeveloped.

The location of the outbuilding means that there will be limited views available from within the public realm. Therefore, the new materials will not result in an impact that is detrimental to the area. The timber cladding is considered harmonious to the residential area. With the grey box sheeting to the rear it will be screened from the wider visual amenities and therefore not considered to result in an unacceptable impact.

Residential Amenity

The properties which are most likely to be affected are those directly adjoining the site to the north, south and west.

The property to the north is orientated perpendicular to the host meaning that the outbuilding will be located to the rear of their garden. The previous summerhouse was located on the boundary with this property. As such the increased separation would reduce the impact to the rear of the neighbour's amenity space. The window in the north elevation is high level and won't result in an undue loss of privacy.

To the south of the site there is sufficient boundary treatment which will screen the proposed development from the amenity space. The proposed development will be separated further than the greenhouse/store that has been removed by approximately 1.3m. Therefore, it is considered that the increased separation would reduce the impact to the neighbour to the south. Whilst there will be an increase in the height the separation will mitigate this. The canopy to this side will move the proposal closer to the boundary but this is not considered to result in an increase in overbearing or overshadowing that would be demonstrable to the application.

With the other openings providing access and views back towards the host property it is not considered that the overlooking achieved from the outbuilding would be demonstrable to the application.

94 Broadwater Road to the rear of the site would be impacted by the proposal, due to the height of the proposal in relation to the boundary screening to the rear of the site. The application property previously had two garden structures here but these were of a smaller scale. While the replacement outbuilding would be almost the full width of the host property the neighbour to the rear has a wider garden so the outbuilding would not be located across the whole of their rear garden. The height of 2.8m (30cm above permitted development) would create some overshadowing in the mornings but this is not considered to be to a level that would significantly impact the usability of the amenity space given its depth of 15m and greater width. It is not considered that the outbuilding would have a significantly detrimental impact on the residential amenity of the property to the west.

To ensure that the space is not used for additional guest use a condition will be attached to ensure the outbuilding remains ancillary to the overall use of the house.

Flooding

The site is in an area at future risk of flooding from the sea when accounting for climate change. A small area of puddling of surface water shows up in the 1 in1000 map but does not cover the area of the outbuilding.

To ensure the site is safe from surface water flooding the applicant has proposed that there will be a number of features included within the development such as a new soakaway to allow new surface water to be drained to mitigate any risk. The electrical points would be raised above any flooding level. As such it is considered that the proposal would not cause a risk to any future inhabitants of the site or the neighbouring properties to either side.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. No further openings to side elevations of extension
4. Incidental use

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: Finlay Gardner Date: 18/09/2026

Authorised by: Louise Prew Date: 21/09/2026