Expiry Date - 07/08/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0763/25 Recommendation – APPROVE

Site: 114 Goring Road Worthing West Sussex BN12 4AA

Proposal: Proposed garage conversion and front extension and porch.

Date of site visit: 16.07.2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property comprises a mid-C20 semi-detached house located on the north side of Goring Road (A259). The original design of the pair of dwellings incorporates a paired canted bay window with parapet roof at the front and an integral garage under a cat-slide roof to the side. The ground-floor is finished in brick with render to the upper parts. This distinctive dwelling type is repeated along this part of Goring Road and Robson Road to the north.

The dwelling is set back from the edge of the highway by a deep frontage which has been tarmacked in part to provide off-street parking.

No.116 is attached to the west. To the east, No.112 comprises a detached, 2-storey house of a different style.

The property is not listed, locally listed or within a conservation area. There are no TPO trees on the site.

Proposal

Permission is sought for a single-storey extension 1.6m deep in front of the existing garage and front entrance door aligning with the front wall of the existing bay window. The extension would be constructed in brick with a front window and hipped, lean-to, tiled roof extending above adjoining to the side wall of the canted bay window. It would enlarge the integral garage which is to be converted to a bedroom with shower room, plus a new entrance porch.

Relevant Planning History: None

Similar front extensions have been permitted at:

118 Goring Road AWDM/0100/24
120 Goring Road WB/00/00419/FULL

122 Goring Road WB/94/0592/FULL (same house type as application property).

Consultations:

WSCC: The County Highway Authority (CHA) has no objection, commenting that the house has a driveway which can be used for construction vehicles which will be vans due to the domestic nature of the proposal. Goring Road forms part of the busy A259 Parking is prohibited between Monday – Saturday 8am -7pm therefore all builders vehicles will need to be able to park on the driveway. Space on the driveway is evident from a desk top review for a van to enter turn and exit in forward gear, provided the driveway is clear.

Representations: None received.

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 front extension would be visible from the road but has been designed to complement the style and appearance of the existing dwelling. It is modest in scale and would not appear as a visually dominant addition. Whilst unbalancing the symmetry of the existing pair, it is noted that other properties of this style in Goring Road and nearby Robson Road have had similar front additions. The proposed extension is well-proportioned and would not detract from the appearance of the dwelling or the character of the surrounding area.

Residential Amenity

The only affected property is No.112 to the east. A gap of approximately 1.5m will be retained between the side wall of the proposed extension and the site boundary. The nearest adjacent part of No.112 is an integral garage. There would be no adverse impact on the residential amenities of this property as a result of the extension.

Recommendation

APPROVE subject to Conditions:-

Expiry Date - 07/08/2025

1. Drawing Numbers
2. Standard time limit
3. Matching materials

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: Jo Morin Date: 18/07/2025

Authorised by: Louise Prew Date: 21/07/2025