Expiry Date - 04/09/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0911/25 **Recommendation – APPROVE**

Site: **6 Morland Avenue Worthing West Sussex BN14 8PX**

Proposal: **Demolition of existing garage and replacement with a single storey outbuilding**

Date of site visit: 03/09/2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

This application relates to a semi-detached property on the eastern side of Morland Avenue. The properties within the locality have side / rear outbuildings, of which a number are in use as garages. The neighbour to the north has a garage to the side which is set to the rear of the proposed application site. The frontage is screened by a fence on the north and western boundaries.

The site is not located within a conservation area and the building is not listed. There are no protected trees on site.

Proposal

Retrospective permission is sought for an outbuilding to the rear of the application site. The outbuilding is proposed to be located to the north east of the property in place of the existing garage. There is proposed to be 13.3m retained to the east boundary and 4.26m retained to the southern side boundary. The proposal is to have a flat roof with a roof lantern above the proposed w/c.

There are windows on the east and southern elevations providing views over the applicants rear garden. In addition to this there are proposed to be two doors on the south and eastern doors.

Relevant Planning History:
94/05503/FULL – Single storey rear extension. Application Permitted 23/03/1994.

Consultations:
WSCC Highways
This application seeks the demolition of existing garage and replacement with a single storey outbuilding. The site is located on Morland Avenue, an unclassified road subject to a speed restriction of 30 mph.

No alterations are proposed to the existing vehicle access arrangement. The proposed use as a gym/garden room is not anticipated to give rise to a material intensification of use of the existing access.

An existing garage will be lost as part of the proposals. However, the existing driveway is to be retained with space for approximately three car parking spaces, and this would be considered suitable to serve the site.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

Representations:
None

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5,
National Planning Policy Framework (2024)
National Planning Practice Guidance

Planning Assessment

Principle of development

There is no objection in principle to outbuildings subject to assessment of other material considerations such as impact on visual amenity and residential amenity.

Visual Amenity

The outbuilding is located to the side of the site with views readily available from within the public realm. As such the visual impact needs to be carefully considered.

The location of the proposal ensures that there is a large amount of screening from the road. The scale is not considered to be to an extent that would be demonstrable to the street scene with the majority of the proposal hidden by the host property. With the property being set back from the building line of the road the dominance on the street is reduced.

The scale of the footprint wouldn't 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 over 50% of the plot size around the property to remain undeveloped.

The materials will not result in an impact that is detrimental to the area. The matching materials are considered harmonious to the residential area.

Residential Amenity

The properties which are most likely to be affected are those directly adjoining the site.

The property to the north will be impacted the most. This is due to the outbuilding being located on their boundary. With the existing relationship from the garage and the boundary treatment it is not considered that there would be a significant impact on the residential amenities of the neighbouring properties.

With the outbuilding being located in the rear garden there would not be any significant overbearing impact on the neighbours' property and the omission of windows in the north and western elevations would ensure there is no overlooking. In addition to this the location of the neighbours' garage to the north would reduce the impact on the most affected neighbour and would reduce any potential for overshadowing. As such it is considered that the proposed development would be acceptable.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard Time Limit
3. Materials to match existing
4. Incidental to the enjoyment of the dwelling

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: 03/09/2025

Authorised by: Peter Barnett Date: 3 September 2025