Expiry Date - 06/08/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0605/25 **Recommendation – APPROVE**

Site: **Ground Floor Flat 6 Gannon Road Worthing West Sussex**

Proposal: **Single storey rear garden outbuilding**

Date of site visit: 25/07/2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

This application relates to the rear garden of a converted semi detached property on the eastern side of Gannon Road. The site comprises a property that has been split into flats. As such the permitted development rights have been removed. The buildings are located within large plots with spacious rear gardens. The neighbour to the south has a large shed to the rear which is a common feature within the locality with a number of properties having these.

The north boundary of the site is a low level fence and to the rear there is a large level of foliage that screens the garden from the neighbouring properties to the rear. The site is not located within a conservation area and the building is not listed. There are no protected trees on site.

Proposal

Permission is sought to introduce an outbuilding to the rear of the application site. The proposed development will have a footprint of 3.6m by 4.2m. The west elevation will host a set of French doors facing onto the garden of the host. The south elevation will host a pair of windows with the other elevations having no openings. The building will be clad in timber with metal detailing.

Relevant Planning History:
01/00159/FULL – Installation of replacement white PVCu bay window (west elevation). Application Permitted 26/03/2001.

Consultations:
None

Representations:
None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM18, DM20

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National Planning Policy Framework (2023)
National Planning Practice Guidance

Planning Assessment

Principle of development

The justification provided within the application is considered to comply with the key requirements for an outbuilding as set out in Policy DM5 of the Worthing Local Plan. There is therefore no objection in principle subject to assessment of other material considerations as set out below.

Visual Amenity

The outbuilding is located to the rear of the site with no views available from within the public realm. This is due to the scale and location of the proposal.

The scale of the footprint isn't of a scale that 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 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.

Residential Amenity

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

The property to the south will be impacted the most. This is due to the outbuilding hosting a window on the southern elevation facing their boundary. With the existing relationship and the depth of the neighbour's side extension this is not considered to be to a level that would significantly reduce the privacy of the neighbouring property. With the other opening 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.

The properties to the rear of the site would be impacted by the proposal, however, due to the depth of the rear gardens within the locality it is not considered that the outbuilding would have a significantly detrimental impact on the residential amenity of the properties. Furthermore, the scale of the proposed development would be permissible under the permitted development rights of the property had it not been converted into flats.

The property to the north would not be unduly affected due to the height in relation to the boundary and separation distance.

The other flats within the site would not be impacted by the proposal through the location at the end of the garden. 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 as specified
4. Ancillary to Host building

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: 06/08/2025
Authorised by:	Louise Prew	Date: 06/08/2025