Expiry Date - 10/07/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0599/25 **Recommendation – APPROVE**

Site: **49 Maytree Avenue Worthing West Sussex BN14 0HL**

Proposal: **Conversion of garage to habitable space with new roof and window; new entrance porch**

Site visit: 08/07/2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is a bungalow on the western side of Maytree Avenue a residential area on the eastern side of Findon Valley. The area comprises bungalows with a steep topography. Within the road and surrounding areas there are examples of front porches and garage conversions.

Proposal

Permission is sought for the construction of a single storey front porch. The current garage which protrudes to the front of the site is to be converted to residential accommodation with a new pitched roof and front facing window in place of the garage door.

Relevant Planning History:
None relevant

Consultations:
WSCC Highways - This application seeks the conversion of garage to habitable space with new roof and window, and new entrance porch. The site is located on Maytree Avenue, an unclassified road subject to a speed restriction of 30 mph.

An existing garage will be lost as part of the proposals. However, an existing driveway is to be retained, which appears of suitable size to provide an acceptable amount of off-street car parking provision to serve the dwelling.

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 received

Relevant Planning Policies
Worthing Local Plan policies (WBC 2023): SP1, DM5, DM20
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 porch given its nature is highly visible from within the street scene. The modest scale of the proposal will not have a significant impact on the visual amenity of the property. The form is subservient and with the materials to match the existing property it is not considered to result in an unacceptable impact on the visual amenity of the street scene.

The conversion of the garage to the habitable accommodation alters the existing roof form to the front of the site, this will be to a pitch rather than the flat roof. This is considered to be a positive addition to the street scene removing the flat roof and matching the existing front outrigger creating a more cohesive front to the property.

Overall the proposed development would result in an impact that would improve the visual amenity of the street scene.

Residential Amenity

The alterations to the front elevation including the proposed porch would not cause any significant harm to residential amenity given the scope of work including the size of the proposed porch and relationship with neighbouring dwellings.

The change in the roof form for the garage there will be a minor impact on the neighbouring property due to an increase in the maximum height. However, the eaves of the property will not be any higher on the flank elevation. This paired with the separation to the boundary would mitigate any impact from the roof form changing. There are also no windows that are being introduced that would provide views that are not already available within the site.

Recommendation

APPROVE subject to Conditions:-

1. Drawing numbers

2. Standard time limit
3. Materials to match existing

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: 09/07/2025
Authorised by:	Louise Prew	Date: 09/07/2025