Development Control – Delegated Officer Report

Application Number: AWDM/0506/25 Recommendation: APPROVE

Site: 12 Offington Gardens Worthing West Sussex BN14 9AT

Proposal: Single-storey rear and side wraparound extension

Date of site visit: 1 May 2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located on the northern side of Offington Gardens. It contains a two-storey detached dwelling set back behind a front garden and driveway. The dwelling has an existing rear extension.

Proposal
The proposal is to remove the existing rear extension and erect a single storey wraparound rear/ side extension. The development would include creating a covered garage to the side of the dwelling behind the existing garage door.

The rear element would be seven metres deep from the rear wall of the main dwelling, 3 metres deeper than the existing rear extension. It would involve a side element providing a utility room 2.3m wide. The covered garage area would be on the boundary with an eaves height of 2.5 metres.

Relevant Planning History:
None

Consultations:
None

Representations:
None received

Relevant Planning Policies

Worthing Local Plan 2020-2036 (WBC 2023): Policies:
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)

National Planning Policy Framework (2024)
Planning Practice Guidance
Supplementary Planning Guidance Extending or altering your home

Planning Assessment

Principle of development

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 extension will be set to the rear of the property where it will not be visible in views from the street. The side elements will be obscured by the retained garage door gates. The extension is single storey which ensures it remains subordinate to the original building and matching materials will ensure it is complementary.

Residential Amenity

The extensions are large and will have some impact on the neighbouring properties, No 10 to the east and No 14 to the west.

10 Offington Gardens:

The extension would be 3 metres deeper on this boundary than the existing extension with an eaves height of 2.9 metres and overall height of 3 metres. The neighbouring house is set off the boundary and is orientated towards the north-east with primary windows facing away from the shared boundary. There is vegetated screening on this shared boundary. This property has a large garden and will not be adversely affected in terms of light or sense of enclosure by the extension on the boundary. There are no side facing windows so no overlooking will occur.

14 Offington Gardens:

The extension would be set off the shared boundary with this property by about 1.6metres. The neighbouring property is also a detached dwelling which has a side extension and large outbuilding on this boundary. The proposed extension would sit to the east of this property but the separation distance and eaves height would mitigate the loss of light to this property. There are no side facing windows so no overlooking will occur. It is considered that there would be no adverse impact on these residents.

A condition requiring that no new windows are formed in the extensions side walls will be included to ensure there is no change in future overlooking

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers

2. Standard time limit
3. Matching materials
4. No openings to side elevations of extension

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: Louise Prew Date: 15/05/2025

Authorised by: Peter Barnett Date: 15 May 2025