

Development Management – Delegated Officer Report

Application Number: AWDM/0199/26

Recommendation – APPROVE

Site: 35 Robson Road Worthing West Sussex BN12 4EE

Proposal: Proposed single storey front extension and conversion of garage

Date of site visit: 05/03/26

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located on the north side of Robson Road within an established residential area of Worthing. The property comprises of a semi-detached, two-storey house with brick and render elevations, a two storey front bay and a hipped roof. The building is set back from the road behind a low wall and hedge, front garden and driveway leading to an integral garage.

The property is not within a conservation area, is not listed building and there are no protected trees on site.

The Robson Road Conservation Area lies to the north and east of the site, and is characterised by 2½-storey, flat-roofed, 'art deco' style dwellings.

Proposal

Planning permission is sought for the conversion of the integral garage to habitable accommodation together with the erection of a front extension.

The front extension would measure 1.55m deep by 3m wide with a hipped, pitched roof 2.2m high to eaves and 3.4m high overall where it joins the existing house. The extension would be finished in bricks and tiles to match the existing building, with a front window.

Relevant Planning History:

None relevant to application property.

Several applications of a similar nature at nearby properties:

AWDM/1865/22: 5 Robson Road - Demolition of existing front porch. Conversion and extension of garage with enlarged porch and associated alterations – Approved.

AWDM/0168/21 - 21 Robson Road - Construction of garage extension and porch with tiled roof - Approved

AWDM/0417/15 - 39 Robson Road - Single-storey extension to front (south) elevation – Approved

Consultations:

WSCC Highways – The proposal is for a garage conversion and extension to create a downstairs office.

The existing garage in its current form is sub-standard in size compared to WSCC parking standards which outline that a garage of 3m x 6m is sufficient to serve an average sized vehicle. Therefore this existing garage does not count toward the overall parking provision. Currently there is frontage parking at the property for 2 vehicles, and this same provision is proposed to be retained to serve the dwelling and garage conversion.

The proposed additional floor space provides an office for the property. This does not raise the number of bedrooms within the dwelling. The number of bedrooms within a property is a factor in measuring how many parking spaces are required to support the likely demand.

From scaling the plan and measuring available space within the frontage hardstanding, the extension in front of the property would leave sufficient space for two spaces to be retained. The additional residential floor space and conversion proposed would therefore not be anticipated to generate a material intensification in vehicular movements or materially raise the demand in parking.

On street parking is an existing practice in Robson Road, there is also the possibility for this to accommodate for any overspill generated by the proposal. It is possible that the loss of the garage space will result in the loss of opportunity for cycle parking therefore the LPA may wish to establish whether a cycle parking condition would be justified alongside any permission of this proposal.

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 (WBC 2023): Policies SP1, SS1, 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 extension is to the front of the property where it would be clearly visible in the street scene. However, the extension is small in size and would not project beyond the front of the main bay window feature. It would be finished in matching materials. Whilst it's a shame the proposed front window will not match the small-pane design of the other windows in the front elevation of this house, this would not mount to a reason for refusal.

There are many examples of similar, modest-sized extensions added to the front of the integral garages of the houses which characterise this street. The proposal would not appear out of keeping in this context or be harmful to visual amenity.

There will be no effect on the Robson Road Conservation Area.

Residential Amenity

The only affected property is the neighbour to the east side at No.37. The garage to this property has already been extended forwards to a similar depth as proposed at the application site. There is a gated passageway on either side of the common boundary between the respective dwellings and a separation distance of approximately 2m. The front extension would have no adverse impact on the amenities of No.37.

Parking

The internal dimensions of the garage is substandard in relation to modern vehicles and unlikely to be used for parking. Thus, its conversion to a home office/WC and utility room is unlikely to result in the loss of existing off-street provision. Space for 2 vehicles would be retained on the driveway which is considered adequate.

A condition to require cycle storage is not considered reasonably justifiable. There is ample space within the rear garden to make such provision if desired, and access to the rear to the side of the house.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers

2. Standard time limit
3. Matching materials

Informative

Pro-active no amendment

Is recommendation contrary to letter(s) of representation? N

Case Officer: Jo Morin Date: 12/03/26

Authorised by: Louise Prew Date: 13/03/2026