Expiry Date - 18/09/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0969/25 **Recommendation – APPROVE**

Site: **2 Second Avenue Worthing West Sussex BN14 9NX**

Proposal: **Single storey side garage extension; existing garage conversion to habitable space and single storey extension to form summer room; fenestration amendments; and new steps to garden area.**

Date of site visit: 18.02.25 (previous application)

Neighbours checked: y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the south side of Second Avenue within a residential area.

The property comprises a large detached two storey character brick house with a two storey forward projection to the front and part single and part two storey what appears to be an extension to the rear. There is a lean to garage/ outbuilding to the western side which projects into the rear garden. There is a large mature garden to the rear.

The dwelling is set back from the road with a driveway to the western side and a landscaped front garden with hedging to the boundary.

Second Avenue comprises a mixture of mature individual house types, designs and frontages within the road.

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

Proposal

The application proposes the demolition of the structure to the western side of the property and the erection of a flat roof extension to the side, conversion of the brick built garage at the rear to habitable accommodation and a single storey extension to the east of the converted garage to form a summer house. New steps are proposed to the garden from the summer house and existing rear of the property which involves fenestration changes.

The western extension involves a new single skin brickwork walls formed between existing brick piers with new flat roof with parapet to the front and two roof lights. New asymmetric split garage doors are proposed to the front.

The new structure will lead into the existing brick garage which will have a new raised floor. To the east side the proposed extension would project slightly further to the rear and would involve a series of glazed windows/doors to the east and southern elevations. The summerhouse extension would be powder coated aluminium.

Relevant Planning History:

AWDM/0125/25- First floor rear extension and rear roof dormer- APPROVED

Consultations:

None undertaken

Representations:

None received

Relevant Planning Policies

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

No 2 is situated close to the corner with First Avenue. No 8 First Avenue is situated to the west side with its frontage to First Avenue and 4 Second Avenue to the east, both properties are substantial two storey houses.

The proposed side extension would be similar in scale to the existing development on the side although now proposed to have a flat roof which would make it slightly taller on the western boundary. A parapet is proposed to the frontage with matching brickwork.

The property is set back from the road with fencing, hedging and trees to the frontage. The side extension would have a neutral impact on the street scene. The extension to the rear would not be visible from the street. The extensions

would be in proportion and in character with the existing dwelling. The extensions would maintain the generous spacing between the properties.

Residential Amenity

The most affected properties are the neighbours to the east (No 4 Second Avenue) and west (8 First Avenue).

In terms of No 4, this property is set away from the boundary and No 2 is approx. 5.5m from the boundary. The proposed summer house would have a series of windows along the east elevation facing into the garden on the application site with steeps down to the garden at a lower level. The proposed extension is well off the boundary with No 4 and with existing boundary treatment and tree screening it is not considered that the extension would cause detrimental overlooking of this property.

With regards to No 8 First Avenue this property is a corner property, it has its driveway to its eastern side closest to the proposal to a detached garage on a similar line to the garage to the application site. There are a number of windows in the east side of No 8 facing towards the side of No 2, which appear to be secondary or obscure glazed windows.

The application proposes new walling along the boundary with No 8 and building up the wall slightly to provide a flat roof. Flat roof light windows are proposed to the proposed roof. It is not considered that the slight increase in the wall on the boundary will cause detrimental loss of light or visual impact to No 8 and the extension would be east. No additional windows are proposed to the west elevation of the side extension, and the roof light windows are on the roof and set away from the boundary. It is not therefore considered that the extension would cause overlooking.

The summerhouse extension would be on the opposite side of the garage and would not impact on No 8.

There would be no significant harm to residential amenity resulting from this proposal.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials as shown on the plans
4. No additional openings to west elevations of extension
5. Ancillary to the main dwelling

Informative

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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: Jackie Fox Date: 15.09.25

Authorised by: Louise Prew Date: 15/09/2025