

Development Management – Delegated Officer Report

Application Number: AWDM/0996/26

Recommendation: – APPROVE

Site: 38 Ivydore Avenue Worthing West Sussex BN13 3JA

Proposal: Proposed rear entrance door, platform and steps. Vehicle access and hardstanding to to south side of property for use in connection with residential dwelling

Date of Site Visit: 11.09.2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application relates to a ground-floor flat within a 2-storey flat building on the east side of Ivydore Avenue. The building (Nos 36/38), and its attached half (Nos 40/42) have the appearance of a pair of semi-detached houses with brick elevations and a tiled, hipped roof. The entrance door to the GF flat is on the south side, with the entrance door to the FF flat on the front elevation facing the street. Both the GF and FF flats have private gardens to the rear of the building laid out in a tandem arrangement with the garden belonging to the GF flat adjoining the rear elevation of the building. The open-plan frontage of the building is grassed.

To the south, the property adjoins an area of open space owned by Worthing Homes on the corner of Ivydore Avenue and Bramble Close, a cul-de-sac of flats similar in scale and appearance to the application property. The open space is mostly grassed with a single large tree. There is a similar-sized area of grassed open space with a couple of mature trees on the south side of the junction with Bramble Close. The layout of buildings and landscaped open space forms part of a distinctive urban design composition that is also replicated at the junction of Ivydore Avenue with Ivydore Close to the south and Bramble Lane to the north. The absence of formal boundary treatment means that the building frontages are almost seamless from the open space aside from narrow concrete access paths leading to their entrances.

Surrounding land slopes down gently from North to South.

The above-mentioned landscaped open spaces are not included as designated public open space within the recently adopted Green Infrastructure SPD.

Proposal

Permission is sought to replace an existing window in the ground-floor rear elevation of the flat with a window and replace it with a single-leaf door and sidelight. The new door would open onto a platform (1.2m x 1.8m) with 2 steps down into the rear garden.

In addition, it is proposed form a tarmac hardstanding 11.8m long x 3.2m wide within the public open space adjoining the property with vehicle access off Ivydore Avenue, to provide the disabled occupiers of the flat with an off-street parking area.

Relevant Planning History: None.

Consultations

WSCC: The Local Highway Authority has no objection, commenting: -

The site is located on Ivydore Avenue, an unclassified road subject to a speed restriction of 30 mph.

“The proposals include a new 4.6m wide vehicle crossover on Ivydore Avenue, facilitating access to hardstanding for off-street parking. The applicant is advised that they will need to obtain a licence from WSCC to undertake the proposed works, and that the proposed crossover will be constructed to a specification agreed with a WSCC Highway Area Engineer.

From inspection of WSCC mapping, there are no apparent visibility concerns with the proposed point of access on Ivydore Avenue. On-site turning does not appear achievable, so cars may have to reverse out of the site – however, this would not be anticipated to give rise to a highway safety concern, owing to good visibility either side of the proposed access, as well as good forward visibility along Ivydore Avenue.

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.”

The following informative is recommended in the event of approval:

Vehicle Crossover – Minor Highway Works

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Worthing Homes: No comments received.

Representations: None received.

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM15
National Planning Policy Framework (MHCLG 2026)
National Planning Practice Guidance

SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment:

Policy DM5 requires all development includes domestic extensions and alterations to (amongst other things) respect and enhance the character of the site and the prevailing character of the area; enhance the local environment by way of its appearance; make a positive contribution to sense of place, local character and distinctiveness of an area; be well-built, accessible, fit for purpose and adaptable to changing lifestyles; and include a layout and design that takes account of the potential users of the site, creating safe conditions for access, egress and active travel, good links to public transport and acceptable parking arrangements.

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 and highway safety. The need for a development can also be a material consideration of some weight.

Visual Amenity

The proposed new door/sidelight will be no wider than the existing window opening and will not detract from the appearance of the existing building. Together with the proposed platform/steps, it will not be visible in public view and will have no adverse impact on the surrounding street scene or local character.

The proposed hardstanding will make an incursion into the existing landscaped open space, eroding its current largely unspoilt appearance. The cumulative effect of similar small-scale, incremental change would harmfully detract from the distinctive character and appearance of this townscape feature.

The mature tree sited to the south and east of the proposed hardstanding will be unaffected.

Residential Amenity

The proposed elevation alterations/platform and hardstanding would have no adverse impacts for residential amenity. The raised platform is not large enough to be used as a sitting out area. The existing boundary treatment to the North will provide the attached neighbour on this side with adequate screening from comings and goings associated with the new door.

Highway Safety

The LHA has raised no highway safety concerns in connection with the proposal.

Both occupiers of the application property have a disability. There is currently a 'disabled' parking bay marked out on the road in front of the building, but this location is apparently not ideal. The proposed hardstanding would provide both occupiers with space to park their vehicles closer to the entrance to the flat.

Conclusion

None of the surrounding flat properties benefit from off-street parking provision as part of their original layout. As a result, the surrounding residential roads and cul-de-sacs are heavily parked. In this case, the off-street parking provision is required to be accessible to meet the needs of the disabled occupiers of the flat. The proposed hard surface will result in some loss of local character and distinctiveness but exceptionally in this case it is considered the resulting harm is outweighed by the benefit of meeting the needs of the disabled occupiers.

An informative is recommended reminding the applicant that irrespective of the grant of planning permission the separate consent of the landowner will be required to carry out the development.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit

Informative

1. 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.
2. Highways Licence
3. Consent of landowner

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

Case Officer: Jo Morin Date: 17.09.2026

Authorised by: Louise Prew Date: 21/09/2026