

Development Management – Delegated Officer Report

Application Number: AWDM/0712/26

Recommendation: APPROVE

Site: Annexe 2 Hazelhurst Crescent Worthing West Sussex BN14 0HN

Proposal: Conversion of annex accommodation for use in connection with main dwelling including removal of door to front elevation

Date of Site Visit: 15/09/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site is on the eastern side of Hazelhurst Crescent. The site currently contains a chalet bungalow which has been extended to the southern side and into the roofspace. The side garage has been converted into residential accommodation with windows and a door added to the front elevation. The surrounding area is residential and comprised of detached bungalows.

The site is not within a conservation area, does not contain a listed building or structure, and no protected trees.

Proposal

The application seeks permission to convert the property to a single dwelling by making internal alterations. Externally the proposal includes replacing the front facing door and window with a single window.

Relevant Planning History:

08/0590/FULL - Construction of two storey side and rear extensions.

STATUS: Conditional Consent 13th August 2008.

09/0684/FULL - Erection of single storey pitched roof side and rear extension and front dormer with rooflights. (Revised Proposal).

STATUS: Conditional Consent 28th October 2009.

09/0684/FULL/NMA1 - Application for a non material amendment following grant of planning permission WB/09/0684/FULL for the erection of a single storey pitched roof side and rear extension and front dormer, to allow 2 roof lights to high level on south elevation.

STATUS: Conditional Consent 24th May 2010.

Consultations

Environmental Health: Any works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times. Monday - Friday 08:00 - 18:00 Hours Saturday 09:00 - 13:00 Hours Sundays and Bank Holidays no work permitted Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works. Reason: To safeguard the residential amenity of the area.

Private Sector Housing: No response

WSCC (Highways):

This application is for the conversion of existing two self-contained residential dwellings to a single dwellinghouse including removal of front elevation door to previous annexe. The site is located on Hazelhurst Crescent, an unclassified residential road subject to a speed restriction of 30 mph. The LHA does not anticipate that the proposals would give rise to a material intensification of movements to or from the site. Existing access and parking arrangements will be unaffected by the proposals. 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.

Waste Services: No response

Southern Water:

No Objections: Southern Water has no objections to this proposal. Please note, surface water should not be disposed of into a public foul sewer and must comply with the Hierarchy of H3 of the Building Regulations. For more details, refer to the Drainage and Waste Disposal: Approved Document H on the GOV.UK website. Any new connections to the public sewerage system will require a New Sewer Connection application (also known as a Section 106) to be submitted and approved by Southern Water.

WSP (as LPA drainage consultant): Following a review of the submitted information, we have no objection on surface water grounds. Due to the site, size, location, and type of development we would recommend the approval of the application.

Neighbour Representations

None

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM15, DM20
National Planning Policy Framework (MHCLG 2026)
National Planning Practice Guidance

SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment:

Principle of development

The property is addressed as 2 Hazelhurst Cres and Annexe, 2 Hazelhurst Cres. There is no known planning history for the site which grants permission for the annexe or for a separate self-contained residential unit. No further information on occupation was provided in the application documents. It is considered the residential accommodation is therefore an annexe ancillary to the main dwelling consistent with the property's name.

Policy DM5 states that residential annexes must be designed as ancillary to the main dwelling and be capable of satisfactory conversion for use in association with the main dwelling when it is no longer required by a relative or dependant.

The proposal shows the annexe as a laundry, bathroom and bedrooms which will provide further accommodation for the main dwelling. The development is therefore considered in accordance with policy DM5.

Visual Amenity

The proposal results in a change to the fenestration as it replaces the existing secondary door with a single window. This would have a positive impact on the streetscene as it would have a more cohesive appearance with the host dwelling and surrounding development. A condition requiring the window to match will be included to ensure the development is consistent with the rest of the building.

Residential Amenity

The alteration to the front window would not have any impact on residential amenity. The change from two units to one would not result in a change to the intensity of the use which would have an impact on residential amenity.

Environmental Health has requested a condition controlling hours of work during construction which will be included to protect residential amenity.

Transport

The site is located on Hazelhurst Crescent, an unclassified residential road subject to a speed restriction of 30 mph. The LHA does not anticipate that the proposals would give rise to a material intensification of movements to or from the site. Existing access and parking arrangements will be unaffected by the proposals.

Drainage

The proposal does not result in a change in the vulnerability of the use on site and there is no increase in permeable area. The LPA's drainage consultant has raised no objection to the proposal.

CIL

CIL would not be chargeable as there is no additional floorspace created.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. Hours of work

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: 16/09/2026

Authorised by: Jo Morin

Date: 16.09.2026