Expiry Date - 10/10/2025
Extension of Time -

Development Management – Delegated Officer Report

Application Number: AWDM/1056/25 **Recommendation: – APPROVE**

Site: 21 Gerald Road Worthing West Sussex BN11 5QQ

Proposal: Proposed single storey rear extension and part garage conversion

Date of Site Visit: 01/10/25

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings:

The site is located to the south side of Gerald Road within a residential area of Worthing. The property comprises a semi-detached, two storey house with brick and pebbledash elevations, a two storey gabled bay to the front and a hipped roof. The property is set back from the road behind a brick wall, front garden and gravel driveway leading to the garage to the rear. There is a canopy roof structure to the side in front of the garage and a conservatory to the rear within a good size garden.

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

Proposal

Planning permission is sought for a single storey rear extension and part garage conversion.

The existing conservatory to the rear would be demolished and replaced with a single storey extension of almost the same footprint, approximately 2.4m deep x 5.5m wide. The extension would have a monopitch roof of approximately 2.65m high to eaves and 3.85m high to the ridge.

The extension would be finished in bricks and tiles to match the existing building, with bi-fold doors to the rear and rooflights above.

An existing door to the side of the building, serving the kitchen, would be replaced with a window.

Part of the existing garage which adjoins the building to the rear would be converted to habitable use as a shower room/WC and utility room. The garage door to the front would be replaced with brick infill, a window and pedestrian door. Access through the garage to the garden would be retained.

Relevant Planning History:

None relevant

Consultations

WSCC Highways:

This application is for a single storey rear extension and part garage conversion. The site is located on Gerald Road, an un-classified road subject to a speed limit of 30mph.

The proposal would result in the loss of one garage parking space for the existing dwelling, however from an inspection of local mapping, it appears that the existing garage is not currently utilised for vehicle parking, and the proposal is not anticipated to result in an increased parking demand for the dwelling. The existing external parking area is not impacted by the proposals. As such the LHA would not raise any highway safety concerns to the proposals.

Conclusion
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.

Environmental Health:

Please can the following conditions be applied to the above application:

1. If during development, any visible contaminated or odorous material, (for example, asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented. If no such contaminated material is identified during the development, a statement to this effect must be submitted in writing to the Local Planning Authority.

2. 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.

Officer response: The application is a householder application. It is not the Council's normal practice to impose conditions on hours of construction for domestic extensions. It considered the recommended condition (2) is not proportionate to the potential risk of harm from noise and disturbance during construction works.

WSP:

Following a review of the submitted information, we note that the proposed development is for the removal of an existing conservatory and construction of an extension in its place, meaning the change in footprint is negligible. Due to the site, size, location, and type of development we would recommend the approval of the application with the following informative attached:

Informative 1: We have identified the site is within a surface water flood risk, therefore appropriate flood resistance and resilience measures should be considered within the development.

Neighbour Representations

None received

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, 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 rear of the property and would be hidden from view by the existing garage. The extension would replace an existing conservatory of the same footprint and in the same position. The proposal would be subsidiary in form and scale and finished in materials to match, reflecting the character of the property.

The only visible difference from the property frontage would be the replacement of the garage door with brick infill, a small window and a pedestrian door, retaining access through the remaining garage to the rear garden. The garage is set back over 16m from the road and the proposed alterations to the front would not be prominent or detrimental to the street scene.

There would be no adverse impact on the visual amenities of the locality as a result of this application.

Residential Amenity

The most affected neighbours are those to the sides at No.19 and 23 Gerald Road.

No.19 is the adjoining property to the east side and has an existing extension of the same scale, height and monopitch roof form as that proposed by this application. The proposed extension would not project any further to the rear of higher than the neighbour's extension and would have no adverse impact on their amenities.

No.23 is located to the west side of the application property and separated by the driveway. The extension would be entirely screened from view by the existing garage on site and the proposed changes to the front of the garage would have no adverse impact on amenity. An existing glazed door to the side of the existing building would be replaced with a window, still serving the kitchen and would not increase overlooking to the neighbour's property.

There would be no detrimental impact on residential amenity as a result of this application.

Parking

Sufficient space would be retained on the driveway to provide parking for the property.

Recommendation:

APPROVE subject to conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. Precautionary land contamination

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. We have identified the site is within a surface water flood risk, therefore appropriate flood resistance and resilience measures should be considered within the development.
3. Irrespective of this grant of planning permission the separate consent of the neighbouring owner (No.19) will be required to build the proposed extension off, or attach to, the neighbour's extension.

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

Case Officer:	Amanda Haslett	Date: 03/10/25
Authorised by:	Jo Morin	Date: 03.10.2025