Development Management – Delegated Officer Report

Application Number: AWDM/1141/25 Recommendation: – Approve

Site: Land West Of 28 Bramber Road Worthing West Sussex

Proposal: Change of use of a garage into a dwelling, including demolition of rear lean to and construction of a two-storey rear extension, rooflights and associated alterations.

Date of Site Visit: 18.11.2025

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site relates to the garage/workshop building to the west of No.28 Bramber Road, a portion of the site frontage at No.28, and garden land to the west of No.28 Bramber Road and at the rear of dwellings at No's 38-40 Turner Road. The garden land appears to have been recently cleared of various shrubs, trees and other vegetation with the exception of its southern boundary where some hedgerow/trees remain. Close-boarded fencing has been installed separating the southern part of the site from the neighbouring gardens.

The streetscene in Bramber Road comprises of predominantly two storey houses positioned regularly around a communal park area at its centre. Dwellings here are mainly semi-detached or terraces but No.28 itself is a two storey detached dwelling. There is an access drive to the north of the site, between No.28 and No.26 Bramber Road that provides access to an infill bungalow behind No.26. No.28 is sited within an L-shaped plot and has a large detached garage/workshop building to its west side.

Proposal

Permission is sought for the conversion and extension of the existing garage/workshop building to form a new two storey/chalet bungalow style dwelling. This application follows refusal of two previous schemes for the construction of a two storey/chalet bungalow within the garden land (AWDM/0027/25 and AWDM/1071/24 refer).

The current proposals would involve subdividing the western portion of the curtilage of No.28 and forming an access to the new dwelling across the frontage of No.28. The existing rear lean-to on the west side of the garage building would be demolished and a new two storey side/rear extension would be constructed, with a continuation of the existing ridge line to form a hipped roof to the west side and gable wall to its south side. The extension would measure approximately 4.3 metres in width to its north wall and 8.9 metres in depth, and wrapping around the south elevation. The main entrance to the dwelling would be in the existing east side wall, with the garage door blocked up.

The accommodation would comprise of an open plan living/kitchen/dining room, utility room, bedroom, bathroom and wc at ground floor level, and as originally submitted two bedrooms and a bathroom at first floor level. However, amended plans have since been received that reduce the extent of accommodation and the application now proposes to form a 2 bedroom dwelling with first floor accommodation reduced to one bedroom, a bathroom and walk-in wardrobe.

Relevant Planning History:

28 Bramber Road:

AWDM/0873/12 - Single storey extension to provide accommodation for dependent relative
STATUS: Application Refused 3rd September 2012.

AWDM/1429/12 - Single storey extension to provide accommodation for dependent relative (Revision to AWDM/0873/12)
STATUS: Application Permitted 21st December 2012.

AWDM/0943/18 - Demolition of existing detached garage and construction of 1 no. 2 bed dwelling attached to west elevation of existing house.
STATUS: Application Refused 28th September 2018.

AWDM/1791/18 - Retention of electric gates (set 20cm off the ground) to a height of 1.7m set within 1.9m piers to front (north/east boundary) of property and 1.8m high close board fencing to north and east boundaries (retrospective).
STATUS: Application Refused 21st January 2019.

AWDM/0633/19 - Demolition of existing garage and construction of two-storey pitched roof garage with workshop at first floor.
STATUS: Application Permitted 2nd July 2019.

AWDM/1874/20 - Replacement of an existing front gate and fencing with electric gates and brick boundary walls, and the erection of a single-storey workshop to the rear of the detached garage building with associated works (part-retrospective). (Alterations to previously approved AWDM/0633/19).
STATUS: Application Permitted 1st March 2021.

AWDM/1071/24 - Erection of a detached chalet bungalow
STATUS: Application Refused 20th November 2024.

AWDM/0027/25 - Proposed chalet bungalow with 2no. parking spaces, access from Bramber Road
STATUS: Application Refused 9th April 2025.

Land rear of 38-40 Turner Road:

07/0717/FULL - Construction of a detached 2 bedroom bungalow with vehicular access and parking area, together with parking area for existing dwelling at 40 Turner Road.

STATUS: REF 13th September 2007.

07/0136/FULL - Erection of two bedroom detached bungalow.
STATUS: REF 3rd April 2007.

05/0599/FULL - Erection of detached garage.
STATUS: CCN 27th July 2005.

26A Bramber Road:

WB/1070/84 Outline application for erection of detached bungalow and garages and layout of new access drive. Refused 12.2.85 Allowed on appeal 4.39.85

WB/1057/85 Erection of detached bungalow and garages (matters reserved for approval subsequent to outline consent WB/1070/84 allowed at appeal dated 4.9.85)

Consultations

The **Highway Authority** raises no objection and has made the following comments:

Summary and Context
This application seeks the change of use of existing garage to dwelling, including demolition of rear lean to and construction of a two-storey rear extension, side dormer, rooflights and associated alterations. The site is located on Bramber Road, an unclassified road subject to a speed restriction of 30 mph.

WSCC in its role as Local Highway Authority (LHA) was previously consulted regarding highway matters for this site for application AWDM/0027/25 (Proposed chalet bungalow with 2no. parking spaces, access from Bramber Road), of which no highway safety or capacity concerns were raised. The Local Planning Authority (LPA) refused the application on grounds unrelated to highways.

Content
The existing vehicle access point on Bramber Road is to be utilised, being shared between the existing and proposed dwellings. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on Bramber Road. In addition, the proposed development is not anticipated to give rise to a significant material intensification of movements to or from the site.

One off-street car parking space is to be provided for the proposed dwelling, as outlined in the submitted Planning Statement. The LHA would expect a dwelling of this size and location to provide two car parking spaces under WSCC Parking Standards. As such, any overspill parking would have to be accommodated on-street.

The LHA does not anticipate that the shortfall of one car parking space would give rise to a highway safety concern, but the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

The site is situated in a sustainable location within walking/cycle distance of local services, amenities and public transport links. Cycling is a viable option in the area,

and provision for two cycle parking spaces is proposed in accordance with WSCC Parking Standards.

Conclusion
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.

If the LPA are minded to approve the application, the following conditions should be applied:

Car parking space (details approved)
No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.
Reason: To provide car-parking space for the use

Cycle parking
No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.
Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Southern Water has made the following comments:

Thank you for your correspondence, please see our comments below regarding the above application.

Insufficient Information provided
Construction of the development shall not commence until details of the proposed means of foul/surface water drainage disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.

Proposed works involve demolition
In order to protect and safeguard the existing water supply apparatus, Southern Water requests formal notification of any proposed demolition works prior to such works being undertaken.

Tree planting
We have restrictions on the proposed tree planting adjacent to Southern Water sewers, rising mains or water mains. Reference should be made to Southern Water's publication "A Guide to Tree Planting near water Mains and Sewers" (https://www.southernwater.co.uk/media/pddob0vn/ds-tree-planting-guide-1_nwm.pdf) and the Sewerage Sector Guidance (https://www.water.org.uk/sewerage-sector-guidance-approved-documents/) with regards to any landscaping proposals and our restrictions and maintenance of tree planting adjacent to sewers, rising mains and water mains.

Condition: In order to protect public apparatus, Southern Water requests that if consent is granted, the following pre commencement condition is attached to the planning permission.

The developer must advise the local authority (in consultation with Southern Water) of the landscaping proposals in proximity of public apparatus in order to protect it in accordance with Southern Water's guidance, prior to the commencement of the development.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119)
Website: southernwater.co.uk or by email at:
SouthernWaterPlanning@southernwater.co.uk

The Council's **Drainage Consultant** has commented as follows:

Thank you for your consultation on the above site. We have reviewed the application as the drainage consultant acting on behalf of the Council and wish to make the following comments.

The applicant is applying for the change of use of a garage into a dwelling, including demolition of rear lean to and construction of a two-storey rear extension, side dormer, rooflights and associated alterations. The application is to Worthing Borough Council. 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 with the following conditions attached:

Condition 1: Construction shall not begin until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must prioritise the use of source control SuDS in consideration of the National Standards for Sustainable Drainage Systems and demonstrate no increase in flood risk as a result of the Proposed Development with sufficient supporting evidence provided to support its viability including supporting calculations for the 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 year), 3.33% AEP (1 in 30 year) plus climate change, the 1% AEP (1 in 100 year) and the 1% AEP (1 in 100) plus climate change critical storms. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring and winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any infiltration drainage. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Policies of Adur & Worthing Council.

Condition 2: The development hereby approved shall not be occupied until details of the maintenance and management of the sustainable drainage scheme have been

submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

I. a timetable for its implementation.
II. details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a drawing showing where they are located.
III. a management and maintenance plan for the lifetime of the development which shall include details of design life and the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This will include the name and contact details of any appointed management company.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policies of Adur and Worthing Council.

The Council's **Environmental Health** Officer has confirmed no adverse comments.

Representations
None received

Relevant Planning Policies:

Worthing Local Plan 2020-2036 (WBC 2023): Policies:
SP1 (Presumption in Favour of Sustainable Development)
SS1 (Spatial Strategy)
DM1 (Housing Mix)
DM2 (Housing Density)
DM5 (Quality of the Built Environment)
DM15 (Sustainable Transport and Active Travel)
DM16 (Sustainable Design)
DM17 (Energy)
DM18 (Biodiversity)
DM20 (Flood Risk and Sustainable Drainage)
DM22 (Pollution)

National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance
SPD 'Space Standards' (WBC 2012)
SPD 'A Guide to Residential Development' (WBC 2013)
CIL Charging Schedule (Aug 2021)

Planning Assessment:

Principle of Development

The Worthing Local Plan was adopted on 28th March 2023 (base date of Plan 2020). Policy SS1 sets out the Housing supply over the period 2020-2036 and gives a total figure of 3672 (an annual target of 230 dwellings per annum).

Paragraph 78 of the NPPF (2024) requires that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should, in addition, include a buffer (moved forward from later in the plan period) of:

a) 5% to ensure choice and competition in the market for land; or
b) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply; or
c) From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of the Framework, and whose annual average housing requirement is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance.

The most recent 5 Year Housing Land Supply (5YRHLS) position for Worthing (as at 01/04/2023) demonstrates a 6.3 years supply applying a 20% buffer as at that time Worthing had failed the then current Housing Delivery Test (HDT) (2022 published December 2023).

However, the most recent HDT 2023 (published December 2024) shows that Worthing scored 107% and therefore faces no consequences from the HDT.

Having a 5YRHLS position and having passed the HDT with no consequences means that for Worthing Paragraph 11 c) of the NPPF applies which states: 'For decision-taking this means: c) approving development proposals that accord with an up-to-date development plan without delay '.

The site is located within a sustainable location within walking or cycling distance to local services and amenities. The proposed development would make a small contribution to meeting housing need in the Borough by providing one additional dwelling. The main determining issues relate to the effects of the development proposals on the visual amenities of the site and surrounding area, the effects on living conditions for existing and future occupiers, highways, access and parking considerations, sustainability, and biodiversity considerations. This is considered having regard to the recent previous refusals.

Visual Amenity

Chapter 12 of the NPPF sets out the policies to achieve well-designed places. In paragraph 131, it advises that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates

better places in which to live and work and helps make development acceptable to communities.

The NPPF emphasises securing high quality design that (amongst other things): will function well and add to the overall quality of the area for the lifetime of the development, is visually attractive as a result of good architecture, layout and appropriate and effective landscaping; is sympathetic to local character and history; maintains a strong sense of place using the arrangement of streets, building types and materials to create attractive, welcoming and distinctive places to live; and, with a high standard of amenity for existing and future users (paragraph 135), and that permission should be refused for development that is not well designed, especially where it fails to reflect local design policies or government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes (paragraph 139).

The Worthing Local Plan sets out in Policy DM5 requirements that all new development should:

i) be of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area. This will include consideration of proportion, form, design, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping;
ii) enhance the local environment by way of its appearance and character, with particular attention being paid to the architectural form, height, materials, density, scale, orientation, landscaping, tree canopy, impact on street scene and layout of the development;
iii) make a positive contribution to the sense of place, local character and distinctiveness of an area;
iv) respect, preserve and where appropriate enhance, heritage assets and settings;
v) be well built, accessible, fit for purpose, and adaptable to changing lifestyle, demography and climate;
vi) include a layout and design which: take account of potential users of the site; create safe conditions for access, egress and active travel (walking and cycling) between all locations; provide good links to integrated public transport; and have acceptable parking arrangements (in terms of amount and layout);
vii) make a positive contribution to creating a safe and secure environment by integrating measures for security and designing out opportunities for crime;
viii) not have an unacceptable impact on the occupiers of adjacent properties, particularly of residential dwellings, including unacceptable loss of privacy, daylight/sunlight, outlook, an unacceptable increase in noise giving rise in significant adverse impacts, or vehicular movements resulting in severe cumulative impacts on the road network, or loss of important open space of public value (unless it satisfies any of the exceptions set out under Policy DM7 – Open Space, Recreation and Leisure);
ix) respect the existing natural features of the site, including landform, trees and biodiversity and contribute positively to biodiversity net gain. Where appropriate, this will include the protection and integration of existing trees and green infrastructure into new developments;

x) ensure that lighting incorporated into developments provides the minimum for public safety, is energy efficient and avoids light pollution.

The Councils Supplementary Planning Document 'A Guide for Residential Development' provides policy and design guidance for new residential development.

Paragraph 3.3 it states that: A key element to the achievement of good design is an appreciation of the context in which it is situated. During the design process of any new development consideration will need to be given to its local setting, the surrounding densities, local building heights and other local features.

It recognises the role garden space has including contribution to local character, green infrastructure biodiversity, flood risk and mitigating the effects of climate change and that such matters will need to be considered in assessing any application that would involve the loss of such space (para 4.27).

It recognises that whilst some infill development can provide a welcome addition to the Boroughs housing stock, backland garden development is generally regarded as an inappropriate form of development in the Borough and will be resisted in most cases as set out in the SPD. Nevertheless the SPD acknowledges that there may be circumstances where some forms of back-land development may be appropriate with careful consideration.

In 2024 a previous application AWDM/1071/24 proposed the construction of a 3-bedroom 2 storey/chalet bungalow within the rear portion of garden land and with subdivision of the western portion of the curtilage of No. 28. The application was refused for reasons of visual amenity, residential amenity and BNG. A further application was submitted in 2025 (AWDM/0027/25 refers) proposing a revised scheme with a chalet bungalow sited towards the rear of the site and was considered that revisions made had not addressed the previous reasons for refusal and so was refused for the following reasons:

01. The proposed development would, by reason of its siting, scale, design and means of access, relate poorly to the character and layout of the surrounding pattern of development, and appear as a visually discordant form of development that would be harmful to the visual amenities of the site and surrounding area. As such the proposed development would be contrary to policy DM5 of the Worthing Local Plan, SPD A Guide to Residential Development, and the relevant paragraphs of the NPPF.

02. Having regard to the relationship with neighbouring dwellings, the proposals would represent an overbearing and unneighbourly form of development, and detrimental to the amenities of neighbouring occupiers in terms of noise and disturbance and overlooking resulting in loss of privacy. As such the proposed development would be contrary to policy DM5 of the Worthing Local Plan and the relevant paragraphs of the NPPF.

03. In the absence of a Section 106 obligation to secure the proposed development as a self-build scheme the Local Planning Authority cannot be satisfied that it will be exempt from achieving 10% biodiversity net gain and as such would be contrary to

Schedule 7A of the Town and Country Planning Act 1990 (as amended) and policy DM18 of the Worthing Local Plan.

It is also relevant to note two earlier applications refused at the land to the rear of No.38-40 with access gained from Turner Road to the west. In each application a detached 2-bedroom bungalow was proposed within the garden land and with the later scheme (application reference WB/07/0717/FUL) subsequently dismissed at appeal (appeal reference APP/M3835/A/07/2057742). Although the reasons for refusal for the appeal scheme did not refer to the principle of development, the policy context has since evolved and the decision pre-dates current policy including the Worthing Local Plan and the SPD Guide to Residential development. Residential gardens have also been excluded from the definition of previously development land since those applications were determined. The NPPF states that decisions should support development that makes efficient use of land taking into account factors including the desirability of maintaining an areas prevailing character and setting including residential gardens.

The current scheme proposes an alternative approach with a conversion and extension of the existing garage building that forms part of the visible streetscene in Bramber Road. The rear garden land would largely remain to provide garden amenity space for the proposed new dwelling.

In terms of the pattern of development and the character of the area, as noted in the previous applications, there is some variety in plot sizes and it is noted those dwellings at the rear of the site, including at No.38-40 Turner Road, have particularly long gardens due to their corner positioning, although those at No.38 and 40 have already been divided to form part of the proposed site area with boundary fencing installed. The remaining garden area for No.38 and 40 Turner Road does not appear unreasonable.

The approach of the current scheme avoids the opening out of the site frontage and typical backland style of development previously refused. The rear garden land would form a private garden area and this would appear reasonable in relation to neighbouring plot sizes.

There is a sense of continuity to the pattern of development within the Bramber Road streetscene and the proposed new dwelling would be seen against this context. Dwellings here are regularly arranged around the open space at its centre, directly fronting the street and angled at the street corners. The exception here is the 1980's bungalow at No.26A allowed at appeal accessed via a long driveway between No.26 and No.28 and so infill development is not unprecedented in this locality. High fencing has been installed along the boundary of No.28 at the edge of the access driveway to No.26a making the driveway access to No.26A now appear relatively prominent.

At No.28 there are some differences in its form and design compared with other neighbouring dwellings and with the relatively dominant garage building and uncharacteristically high fencing/gates at the frontage, but the dwelling itself does directly address the street frontage like others in the street.

Although the existing garage building is large and would be extended further as a result of the proposals, given the scale and positioning, the full extent of the additions would not be readily visible or appear as a particularly dominant feature. Alterations to the frontage would include blocking up of the garage door and inclusion of a new entrance door. Amended plans have been received that delete the dormer window originally proposed and so roof alterations have been largely limited to rooflight windows where visible. To the south, a first floor window would be formed within the new gable but would not be readily visible in the streetscene. The scale of the accommodation has also been reduced from a 3 bedroom dwelling to a 2 bedroom dwelling, reducing the impact of the proposals as originally submitted.

Although the use of the building and proposed alterations would make the building read as a separate dwelling, the shared driveway and access would limit this impact and prominence to a degree. Having regard to the scale and appearance of the existing building and its dominant garage door, and that in this context the visible changes would not be prominent, in terms of the appearance in the streetscene the proposed development would not cause any significant harm and would have a limited impact on character or the pattern of development.

Detailing would appear reasonably sympathetic and materials can be controlled by condition to ensure an appropriate appearance to match the existing building. Some soft landscaping has been indicated which would help soften the appearance of the site frontage particularly. Hard and soft landscaping can be secured by condition in the interests of visual amenity. On balance, in the context of the existing large garage building and limited changes to the streetscene, the neighbouring infill bungalow, and that the rear garden land would be retained, design and impact on visual amenity is considered acceptable.

The comments from Southern Water in respect of tree planting and the protection of public apparatus are noted and Southern Water can be consulted on any relevant landscaping proposals when such details are submitted for consideration.

Residential Amenity – Neighbours

The NPPF emphasises the importance of creating places that have a high standard of amenity for existing and future users (paragraph 135). The quality of living environment derives not only from the amount of internal space, but also relates to issues of overlooking and privacy, natural daylight and outlook as well as the importance of private amenity space and the quality of the living environment in terms of the effect of noise and disturbance.

The main impact of the development would be to the occupiers of the existing dwelling at No.28 Bramber Road and those dwellings close to the proposed new access/frontage at No.26 and 26A Bramber Road, and to the occupiers of dwellings to the west and east in Turner Road and Southways Avenue whose rear gardens surround the rear portion of the site.

The current application avoids the introduction of a significant level of activity at the rear of the site that would have been the case in the previously refused backland schemes, with that area now proposed as rear garden and having a similar relationship

as with other neighbouring gardens. Whilst the application would nevertheless introduce a more intensive use of the site giving rise to additional noise and disturbance including from comings and goings, this would be largely focussed at the site frontage and would be similar to that of other neighbouring dwellings. It would have a particularly close relationship with No.28 where the existing building forms a pinch point between the two buildings and with a shared access arrangement proposed. However, the extensions would be sufficiently separated from the neighbouring dwelling, new windows have been positioned to avoid any significant overlooking and with obscure glazing included to the east elevation windows. The use of the shared access could give rise to a loss of residential amenity but having regard to the reduced scale of the proposals as a 2 bedroom dwelling and with the inclusion of screen planting to the frontage, it is considered that this relationship would be satisfactory.

The proposed extensions to the west and south elevations would replace the existing rear lean-to addition which is sited closely the neighbouring garage at No.26A. The proposed extensions would increase separation to this side and having regard to the relationship with the neighbouring dwelling at No.26A and positioning adjacent to the garage, it would not pose any significant threat to the amenities of those occupiers.

To the north side, the extensions would be sufficiently separated from No.26 and revised plans have been received to delete the dormer window originally proposed to the north elevation. Although rooflight windows are included on this side directed towards the side wall and rear garden of No.26, obscure glazing can be required by condition in the interests of protecting the privacy of occupiers No.26.

The conversion and extension of the existing garage building with its northern positioning in the site would ensure that the proposed dwelling would be sufficiently separated from the dwellings at No. 36-38 Turner Road to the south west, and the bungalow at No. 31 Southways Avenue to the south east. Although the proposal includes windows at first floor level, separation distances would be sufficient to avoid any significant impact.

Due to the close-knit relationship to some boundaries and neighbouring dwellings, the removal of permitted development rights for extensions and alterations is recommended to provide further control in the interests of protecting residential amenity.

Residential Amenity – Future Occupiers

The proposed dwelling as revised has been designed as a 2-bedroom dwelling with a floor area of 112.6 square metres indicated, which would meet Government's Nationally Described Space Standards overall for a 2 bedroom 4 person two storey dwelling (79sqm) and with adequate room sizes, light and ventilation, and built in storage.

The Council's local standards continue to apply under Policy DM2 of the Worthing Local Plan 2023 for the provision of external space. A private garden area would be provided to the south of the proposed dwelling which would provide adequate private

amenity space for a dwelling of this type in accordance with the Council's space standards.

Access, highways and servicing

The site is considered sustainable, being within walking/cycling distance to local services and amenities including bus services in Upper Brighton Road which provide connections to the town and wider area.

One parking space is proposed to serve the new dwelling and two parking spaces would be retained for the existing dwelling at No.28, utilising the existing access onto Bramber Road. The location of cycle storage has been indicated.

No objection has been raised by the Highway Authority in terms of parking, access or highway safety. Given the sustainable location, users need not be reliant on the use of a private car and therefore cycle storage can be secured by condition in the interests of encouraging alternative modes of transport.

Bin storage is shown on the approved plans. A condition requiring this space to be maintained for bin use will be included.

Biodiversity net gain

The Environment Act inserted within the Town and Country Planning Act Schedule 7A for the provision of biodiversity net gain. The NPPF requires planning decisions to contribute to and enhance the natural and local environments by minimising impact on and providing net gains for biodiversity. An exemption would apply to development that falls below the relevant thresholds and in this instance the applicant has indicated that the development does not impact on a priority habitat and impacts less than 25 square metres of on-site habitat. The proposed extension would not amount to more than 25 square metres of on site habitat impacted by the proposed development.

Sustainable Development

In terms of drainage, conditions have been recommended requiring foul drainage details and a detailed surface water drainage scheme to be agreed and implemented, which would include prioritising the use of Sustainable Drainage Systems and demonstrating no increase in flood risk, and for its maintenance and management.

In relation to sustainable design, no detailed measures have been included in the supporting Planning Statement. Such details to include energy performance, use of renewable and low carbon energy production equipment, waste minimisation, and water efficiency as required by policy DM16, DM17 and DM21 can be secured by condition.

CIL

The proposed development would be subject to a contribution towards the CIL.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Hours of construction
4. Landscaping details to be agreed and implemented
5. Foul sewerage drainage details to be agreed
6. Surface water drainage scheme to be agreed
7. Implement and maintain sustainable drainage system
8. Sustainability measures to be agreed and implemented
9. Cycle parking to be implemented
10. Boundary walls/fences to be agreed
11. Bin storage to be implemented
12. Car parking space to be provided
13. Matching materials
14. Obscure glazing etc
15. PD removed for further extensions/alterations

Informative

- The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
- CIL
- New address
- Southern Water – tree planting
- SW application

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

Case Officer: Rebekah Hincke Date: 22.04.2026

Authorised by: Louise Prew Date: 24/04/2026