Expiry Date - 22/12/2025
Extension of Time -

Development Management – Delegated Officer Report

Application Number: AWDM/1139/25 Recommendation: – APPROVE

Site: 17 Orchard Avenue Worthing West Sussex BN14 7PY

Proposal: Proposed metal bike storage unit at the front of the property.

Date of Site Visit: 17/12/2025

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings
The application site is a semi-detached property to the east side of Orchard Avenue. The property remains largely unchanged from the front with a structure erected for the storage of bicycles. This is a small temporary structure that comprises a plastic cycle store is not considered to provide safe cycle storage. Within the rest of the garden to the front there is a small access path to the front door as well as off street parking.

The rest of the frontage has shrubbery to the side. The site is not in a conservation area and is not a listed building. There are no protected trees on the site.

Proposal
The amended application relates to a cycle shelter (Access Bike Shed) in the front garden of the property which has been reduced in height from 2m to 1.34m. The proposed shelter would measure 2.06m in width, 1m in depth and have a maximum height of 1.34m. The proposed cycle store will be located in the front corner of the garden affronting the highway. The base of the cycle store will increase the height

Relevant Planning History:
08/0460/CLP - Application for a Certificate of Lawfulness for the proposed construction of new gable end wall and dormer window to rear (east) elevation.
STATUS: 24th June 2008.

AWDM/1581/15 - Proposed single-storey side and rear extensions.
STATUS: Application Permitted 5th January 2016.

Consultations
None

Neighbour Representations
None

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 extension due to its location to the front of the property will be highly visible from the street scene and therefore design needs to be carefully considered. The application has been revised to allow for a smaller structure which is less prominent in the streetscene. The revised cycle store is not considered to not have a major impact on the frontage or the visual amenity of the area. Furthermore, the height of the proposed being 1.34m at its highest point with a large level of screening achieved from the bushes to the front, it is considered to be reasonably well screened from the public realm.

The planning status of the other examples provided of similar proposals is not known. These are not considered to provide any precedent for development on this site which is to be determined on its own merits.

Overall, the impact on the character of the area is considered to be acceptable. The existing store that is in place for the bicycles would be removed and as a result the security of the bicycles would be increased whilst also providing a tidier appearance to the front of the property.

Residential Amenity
The extension will not be harmful to any neighbour. This is due to the separation distance and the minor scale of the proposed development. As such it is not considered that the development would result in an impact on neighbouring properties that would be demonstrable to the application. The proposal is in accordance with Policy DM5 and the Extending and Altering Your Homes SPG with no overbearing, overlooking or overshadowing resultant of the proposal.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Access or access plus only

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: Finlay Gardner Date: 30/01/2026

Authorised by: Louise Prew Date: 02/02/2026