

Development Management – Delegated Officer Report

Application Number: AWDM/0786/26 **Recommendation:** – APPROVE

Site: 7 The Avenue Worthing West Sussex BN12 6HJ

Proposal: Single storey rear extension. Rear platform and ramp.

Date of Site Visit: 14/07/2026.

Neighbours Checked: Y

Additional Neighbours Notified: Y (Neighbours re-notified on 19/08/2026).

Site and Surroundings

The site, 7 The Avenue, is situated within an established residential area in Worthing. The site comprises a two-storey end of terrace dwelling with a pitched roof. The immediate locality is characterised predominantly by a combination of terraced housing and semi-detached bungalows, set within individual plots, typically with private rear gardens. The terraced housing typically contains short front driveways. The application property also follows this pattern.

The property is not a listed building and is not located within a conservation area. There are no Tree Preservation Orders affecting the site. A public foul sewer crosses the rear garden of the property.

Proposal

Planning permission is sought for a proposed single-storey rear extension, a rear platform and a ramp.

The proposed rear extension will extend to a maximum depth of approximately 4.85m and 5.16m wide. It will feature a flat roof with a height of approximately 3.16m.

The extension will be constructed in matching brickwork, and a flat roof finished with felt.

The proposed rear platform and ramp will reach a maximum height of approximately 0.41m.

No side openings are proposed on the side (south) elevation. One white uPVC window is proposed on the side (north) elevation. White uPVC windows and uPVC composite doors with glazed panels are proposed on the rear (west) elevation.

Relevant Planning History:

No relevant planning history.

Consultations

Southern Water

"Proposed soakaways"

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development. No new soakaways should be located within 5 metres of a public or adoptable gravity sewer, rising main or water main.

No Soakaways should be connected to the public surface water sewer.

Rear build-over/close-to a sewer

It appears that the developer is intending to build-over/close-to a public foul sewer which is crossing the site. Building over a "public sewer" is not normally permitted by Southern Water. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building-over/close-to the sewer. The length of sewer to be built over under the terms of Part H of the Building Regulations dictates that the matter is determined by the sewerage undertaker, which in this case is Southern Water. The conditions and application associated with the build-over/close-to a public sewer are available at Southern Water's Get Connected service:

<https://developerservices.southernwater.co.uk>

Condition: In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

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

Planning Officer Response: The agent confirmed that they were aware that there was a shared sewer at the rear of the property and that they would have to obtain build over permission from Southern Water. They have marked the anticipated sewer position on the plan, shown as a dash-dot blue line. This position is based on the information they obtained during their measured survey. They do not anticipate that the sewer will impact the proposed design or footprint of the extension and they would be looking to apply to Southern Water for build over permission as part of the Building Regulation application, if planning permission is obtained.

Neighbour Representations

None received.

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2026)
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 would be subsidiary in form and scale to the existing building and would be finished in red brick to match the existing building. As such, the extension would relate well to the existing building and would not appear out of place.

Whilst the extension is on the larger side, it is situated to the rear of the building, where only glimpsed views of it would be visible from the road. Various single-storey extensions can also be seen within the locality. The addition of the extension would therefore not appear visually out of keeping and would not detract from the character or appearance of the area.

The rear platform and ramp would be tucked behind the rear extension and, given their limited visibility from the public realm and minor scale, are considered visually acceptable.

Residential Amenity

The neighbouring property most affected by the proposed development is immediately adjacent to the south, at 5 The Avenue.

5 The Avenue

No.5 The Avenue is located to the south of the application site and consists of a two-storey terraced dwelling. The properties are separated by fencing.

Firstly, the proposed extension contains no south-facing side openings. Whilst the proposed platform and ramp would be slightly raised above ground level to provide access to the extension, which could result in some very limited potential for overlooking, this feature is a necessary requirement due to the mobility difficulties of the person requiring the extension. The ramp would be raised to a maximum height of approximately 0.41m and is therefore unlikely to result in any significant adverse

overlooking. As such, the proposed development would not result in an unacceptable loss of privacy or adverse overlooking.

The proposed extension would have a maximum depth of approximately 4.85m and a flat roof with a height of approximately 3.16m. It is acknowledged that the extension is relatively large and would have some impact on the receipt of daylight to the openings on the rear (west) elevation of No.5. However, in this instance, significant weight is given to the special circumstances of the application, with the extension being required to support an individual with mobility difficulties in need of care. On balance, the need for the development is considered to outweigh the identified harm. Furthermore, no objections have been received from neighbouring properties.

Overall, whilst a certain level of harm has been identified, including the limited potential for overlooking from the ramp and some reduction in the receipt of daylight to the rear elevation openings of No.5, the need for the development is considered to outweigh these impacts. The proposed development is therefore considered acceptable in terms of residential amenity.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to south side elevation of extension

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: Tom Westerman Date: 04/09/2026.

Authorised by: Peter Barnett Date: 4 September 2026