

Development Management – Delegated Officer Report

Application Number: AWDM/0431/26

Recommendation: – APPROVE

Site: 179 Terringes Avenue Worthing West Sussex BN13 1JS

Proposal: Front extension. Conversion of garage to office/store/utility. Single storey rear extension. Rooflights to North, East, South and West roof slopes to create room in the roofspace.

Date of Site Visit: 21/04/2026.

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application site, 179 Terringes Avenue, is situated within an established residential area of Worthing. The site comprises a link-attached bungalow with a pitched roof. The surrounding area is characterised predominantly by similar link-attached bungalows and link-attached two-storey dwellings set within individual plots, typically with private rear gardens and short front driveways leading to garages. The application property follows this established pattern of development.

The property is not a listed building and is not situated within a conservation area. There are no Tree Preservation Orders affecting the site.

Proposal

Planning permission is sought for a front extension, the conversion of the existing garage to provide an office, store and utility room, a single-storey rear extension, and the installation of rooflights within the north, east, south and west roof slopes to facilitate the creation of habitable accommodation within the roof space.

The proposed front extension will measure approximately 1.35m in depth, 2.78m in width and 2.5m in height. The extension will replace the existing porch whilst maintaining the same projection from the front elevation. It is proposed to match the appearance and materials of the existing dwelling. The existing flat-roof canopy over the porch is to be retained.

The proposed single-storey rear extension will extend approximately 2.99m beyond the rear elevation and will measure approximately 8.43m in width. It will incorporate a flat roof with a maximum height of approximately 2.9m.

The proposed extensions will be finished in matching white render. The proposed windows and doors will be white uPVC double-glazed units, matching the appearance of the existing dwelling. Two rooflights are proposed within the flat roof of the rear extension. No side-facing windows or doors are proposed within either extension.

The proposed garage conversion will not alter the external dimensions of the existing garage. The existing garage door on the front (north) elevation will be replaced with a rendered wall and window designed to match the appearance of the existing dwelling. Double doors are proposed on the rear elevation.

Four rooflights are proposed within the main roof, comprising one rooflight within each of the north, east, south and west roof slopes. The rooflight proposed within the west roof slope, serving the staircase, will be obscure-glazed.

Relevant Planning History:

No relevant planning history.

Consultations

WSCC Highways

“This application is for a front extension. Conversion of garage to office/store/utility. Single storey rear extension. Rooflights to North, East, South and West roof slopes to create room in the roofspace. The site is located on Terringes Avenue, a C-classified road subject to a speed restriction of 30 mph.

There are no proposed changes to the existing access arrangement. The proposed development is not anticipated to give rise to a material intensification of use of the existing access point.

A single-bay garage will be lost as part of the proposals. However, it should be noted that the existing garage does not meet the minimum internal specifications for single-bay garages of 3m x 6m as outlined in Manual for Streets (MfS). Therefore, the LHA would not consider the existing garage for parking provision, as it is likely too small to accommodate modern sized cars. It is not unreasonable for the LHA to assume the existing garage may be being used for other purposes, such as storage.

As such, no concerns are raised regarding loss of existing parking provision. An existing driveway is to be retained with provision for three cars.

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.”

Neighbour Representations

None received.

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2024)

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 works would be subsidiary in form and scale to the existing building and would be finished in materials to match the existing dwelling, including the proposed extensions, which would be finished in matching white render. As such, the works would relate well to the existing building and would not appear incongruous.

At the front of the property, the existing flat-roofed canopy over the porch would be retained. The proposed flat roof to the rear extension is considered acceptable given the single-storey scale and subordinate nature of the extension.

With the exception of the proposed front extension and rooflights, which are considered visually acceptable, the proposed works would be largely confined to the rear of the building, where only limited glimpsed views would be available from the street. The works would not appear visually out of keeping and would not detract from the character and appearance of the surrounding area.

Residential Amenity

The neighbouring properties most affected by the proposed development are those immediately adjacent at 181 Terringes Avenue (west) and 177 Terringes Avenue (east).

181 Terringes Avenue

181 Terringes Avenue is located to the west of the application site and comprises a detached bungalow with a converted loft space. The properties are separated by boundary fencing.

To the rear of no.181 there are no window openings that directly face the application site. Similarly, the proposed rear extension would not contain any side-facing openings towards no.181. The proposed west-facing rooflight would be fitted with obscure glazing to limit intervisibility with the east-facing dormer window serving no.181. The proposed front extension and garage conversion would have no material impact on the residential amenity of the occupants of no.181.

The proposed rear extension would project approximately 2.99m from the rear elevation and would be single-storey in scale. Whilst the extension would have some impact on the outlook from, and receipt of light to, windows within the rear (south) elevation of no.181, its limited depth and single-storey scale mean that the impact would not be significant or unduly harmful.

As a result of the above, there would be no overlooking or loss of privacy to neighbours, and there would there be no unacceptable loss of light.

177 Terringes Avenue

177 Terringes Avenue is located to the east of the application site and comprises a detached bungalow with an existing single-storey rear extension. The properties are separated by boundary fencing and the link-attached garages.

No.177 contains an existing single-storey rear extension, and the garages between the properties provide a greater degree of separation between the proposed rear extension and the openings within the rear (south) elevation of no.177.

There would be no openings within the proposed rear extension facing no.177.

No.177 contains a ground-floor bedroom window opposite the paired driveways that directly faces the application site. The proposed east-facing rooflight would be the only opening facing no.177 and would be positioned approximately in line with the aforementioned bedroom window. To safeguard the privacy of the occupants of 177 a condition is recommended requiring the rooflight to be fixed shut and, as such, would not result in any overlooking or loss of privacy to this bedroom window.

The proposed front extension and garage conversion would have no material impact on the residential amenity of the occupants of no.177.

Given the separation provided by the garages, the presence of the existing single-storey rear extension at no.177, the absence of side-facing openings within the proposed rear extension, and the single-storey scale of the proposal, the development would not result in unacceptable overlooking, loss of privacy, or material harm through loss of light to neighbouring occupiers.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to side elevations of rear extension
5. East-facing rooflight fixed shut

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: 03/06/2026.

Authorised by: Jo Morin Date: 03.06.2026