Expiry Date – 26/05/2025

Development Management– Delegated Officer Report

Application Number: AWDM/0426/25 **Recommendation – APPROVE**

Site: 145 South Farm Road Offington Worthing West Sussex BN14 7AX

Proposal: Single storey rear extensions; reduction in ground level; replacement fire escape stairs from first floor flat.

Date of site visit: 13/05/2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located on the western side of South Farm Road. It contains a two storey end of terrace building which contains a shop at ground floor and a residential flat above.

The property is part of South Farm Road North local shopping parade.

The site is not within a conservation area and does not contain a listed building or structure. There are no protected trees on site.

Proposal

Planning permission is sought for a rear extension and a rear infill extension. The proposal involves some earthworks to level off the land to the rear. Rear access from the first floor flat across the roof of the rear extension and stairs to the garden would also be provided.

Relevant Planning History:

None relevant

Consultations:

None

Representations:

One received from a neighbouring resident:

“I am happy for this to progress but I would like to object against the height of the single story extension. We already have severe restrictions of natural light due to the side wall of the property against our boundary wall. I am concerned that the single story extension being proposed is higher than the existing roof

and will affect us further. We already have minimal light. Please note that I received this letter last week only so am only able to comment now. I hope you can take our concerns into account"

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM13
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment

Principle of development

Policy DM13 of the Worthing Local Plan (2023) encourages convenient and accessible local shopping facilities that are of a scale appropriate to the role and function of the centre to meet day to day needs of residents, and contribute to social inclusion. The proposed development would allow the existing convenience store to expand their retail provision by providing a separate storeroom. The alterations are acceptable in principle subject to assessment of the effects on the visual and residential amenities of the locality.

Visual amenity

The proposed extensions would not be visible from the road so would have no impact on the streetscene. The extensions are subsidiary in form and scale to the existing building and would be finished in brick to match the existing building.

A small amount of earthworks would be required to level off the ground to the rear which steps from the rear of the shop up towards the rear of the site.

The existing building provides a rear staircase from the first floor flat to the garden. This would be extended over the rear extension with new stairs to the rear garden. This element would be visible from surrounding properties but it similar in design to the existing situation.

Residential Amenity

The most affected neighbours are those to the north at South Farm Cottages, and no. 143 to the south.

South Farm Cottages are located to the north of the property. They are orientated north south with their rear gardens abutting the side boundary of the application site. A comment has been received by a resident of one of these houses. The rear extension will not be taller than the existing rear two storey outrigger. The height of the single storey rear extension will be the same height as the existing rear stairs and is about the same height as the boundary wall. The extension itself will not project significantly above the wall as to cause a

loss of light or feel overbearing to these neighbours. It is noted that pitched roof buildings are located between the dwellings and the application site.

The rear stairs will be extended over the roof of the rear extension. This will lead to some additional overlooking of the rear gardens and side garden of these houses. However, it is noted that the rear access currently includes a rear platform which does overlook the neighbouring properties. It is not considered that the increase in depth would have an adverse impact when compared to the existing situation. A condition will be included to ensure that the walkway and stairs are used for access and not as an amenity space to reduce the additional overlooking of those residents which may occur.

No 143 to the south has a retail unit at ground floor with residential above. The proposed ground floor infill extension is not considered to affect the residents at first floor. The ground floor rear windows are not residential and are therefore not adversely affected. The rear of the site appears to be largely covered by an outbuilding and is not considered that the extended access stairs would adversely affect use of the remaining garden above the current levels.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials as specified
4. Flat roof, walkway and stairs not to be used as an amenity space

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: Louise Prew Date: 23/05/2025

Authorised by: Peter Barnett Date: 23 May 2025