

Development Control – Delegated Officer Report

Application Number: AWDM/0656/26 **Recommendation** – **PRIOR APPROVAL NOT REQUIRED**

Site: 24 Burnham Road Worthing BN13 2NN

Proposal: Householder application for permitted development for prior approval for single storey extension to rear of property measuring 4.05m from rear wall of the original dwelling, maximum height 4m and height of eaves of the extension 2.71m.

Site visit: N

Neighbours consulted: Y

Site and Surroundings

The site is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

Householder application for permitted development for prior approval for single storey extension to rear of property measuring 4.05m from rear wall of the original dwelling, maximum height 4m and height of eaves of the extension 2.71m.

Relevant Planning History:

No relevant planning history.

Representations:

None received.

Consultations

Southern Water

“Following the weekly list sent on 8th June 2026, Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue and no Southern Water assets will be affected. Therefore, Southern Water has no objections to this proposal.

Please note, surface water should not be disposed of into a public foul sewer and must comply with the Hierarchy of H3 of the Building Regulations. For more

details, refer to the Drainage and Waste Disposal: Approved Document H on the GOV.UK website.

Any new connections to the public sewerage system will require a New Sewer Connection application (also known as a Section 106) to be submitted and approved by Southern Water.

Due to legislative changes effective from 1st October 2011 regarding the ownership of 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 works commence on site. If this happens, please call our Customer Service Desk on 0330 303 0119”.

Planning Assessment

The proposal will be assessed in accordance with condition A.4 of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 for development which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g).

A.1 Development is not permitted by Class A if-

- g) for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and-*
 - i) extend beyond the rear wall of the original dwellinghouse by more than 8m in the case of a detached dwellinghouse, or 6m in the case of any other dwellinghouse, or*
 - ii) exceed 4m in height;*

Analysis: The property is semi-detached and is not on Article 2(3) land nor a SSSI. The proposed single storey rear extension does not extend beyond the rear wall of the original dwellinghouse by more than 6m or exceed 4m in height.

Conclusion

The applicant was required to apply to the LPA for determination as to whether the proposal would require Prior Approval under the Larger Home Extensions procedure A.4. Consultations were undertaken with neighbouring properties and no representations were received. The proposed development would comply with A.1(g) and condition A.4 of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 and therefore Prior Approval is Not Required.

The Council hereby confirm that their prior approval is not required for the development to be carried out in accordance with the information submitted.

Recommendation

PRIOR APPROVAL NOT REQUIRED

Case Officer: Tom Westerman

Date: 24/06/2026

Authorised by: Jo Morin

Date: 25.06.2026