Expiry Date - 06/08/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0762/25 **Recommendation – APPROVE**

Site: **The House Mill Lane Worthing West Sussex**

Proposal: **Application to vary Condition 1 (Approved plans) of planning permission AWDM/0385/24 to reflect the adaptations to the external stairs. ORIGINAL DESCRIPTION: Single storey side and rear extension with roof terrace above and privacy screens**

Date of site visit: 18/07/25

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a detached dwelling with an asymmetric dual-pitched roof, built into steeply sloping land on the east side of Mill Lane. From the front, facing Mill Lane, the dwelling appears as a 1.5 storey dwelling with ground-floor accommodation and rooms in the roof served by 2 front dormers. The dwelling has three floors at the rear consisting of a lower ground, upper ground floor and rooms in the roof served by a two rear dormers. The dwelling projects at the rear of the lower ground-floor level with a terrace above with glass balustrade. There is also a terrace attached to the north side of the house with a staircase that runs down to the lower ground floor. There is a large patio at lower ground level accessed from a bedroom and living room. The patio is enclosed by a glass balustrade. There are further steps down from this level to the garden below.

The sloping rear gardens of dwellings on the east side back onto 'The Gallops' an area of public open space within the South Downs National Park. The site is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

Planning permission was granted under AWDM/0385/24 for a single storey side and rear extension with roof terrace above and privacy screens.

An application to Vary Condition 1 (Approved Plans) of AWDM/0385/24 is sought to allow for amendments to the approved plans, following adaptions to the external stairs.

Condition 1 - The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Reference/Drawing Number	Version	Date Rec
PROPOSED LOWER & UPPER GROUND FLOOR PLANS	0162 REV D	28.06.2024
PROPOSED ELEVATIONS	0175 REV D	28.06.2024
PROPOSED ELEVATIONS	0176 REV D	28.06.2024
FLOOR PLANS, ELEVATIONS & SECTION	S23/9392/02	15.04.2024
TOPOGRAPHICAL SURVEY	S23/9392/01	15.04.2024
PROPOSED SITE PLAN	0161 REV C	17.05.2024
PHOTO - PROPOSED TREE SCREEN		17.05.2024
PHOTO TO SHOW EXTENT OF PLANTING		17.05.2024
SITE LOCATION & BLOCK PLAN	0242 0105 REV A	15.04.2024

Reason: For the avoidance of doubt and in the interests of proper planning.

The variation of condition 1 intends to update the drawings to reflect the changes made to the external stairs to the north side of the building.

The width of the external stairs leading from the upper ground floor to the lower ground floor (to the north of the building) has been widened from 0.75m to 1m wide. This has resulted in the stairs and top landing being closer to the north boundary of the site by 0.25m.

As a result of the widened stairs, the top landing encroached over the boundary fence to the north, destabilising the fence and posts and causing this to lean into the neighbour's garden. In consultation with the neighbour, remedial works were undertaken to rectify this issue by reconstructing part of the top landing so that it angles in away from the boundary fence. The fence and posts have been restored in their original position.

This application seeks approval of these changes by varying Condition 1 (Approved plans) of the application.

Relevant Planning History:

AWDM/0921/23 - Single storey side and two storey rear extensions to existing property with new raised terrace.
STATUS: APPROVED 11th October 2023.

AWDM/1769/23 - Single storey side and two storey rear extensions to existing property with new raised terrace. Application to Vary Condition 1 (approved plans) of previously approved AWDM/0921/23) to change side extension and move external stairs.
STATUS: APPROVED 9th April 2024.

AWDM/0385/24 - Single storey side and rear extension with roof terrace above and privacy screens
STATUS: APPROVED 5th July 2024.

Consultations:

None required

Representations:

None received

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

The principle of development has been agreed and approved by the previous planning application. Consideration of the current application is limited to those aspects of the plans being varied under condition 1 in relation to the increase in width of the stairs and position of the stairs and landing in relation to the boundary and the resulting impact on visual and residential amenity.

Visual Amenity

The changes to the external stairs and top landing that are the subject of this variation of condition application, are hidden from view behind a solid gate to the side of the building and do not affect views from the front of the property onto Mill Lane or the character of the street scene.

The proposed changes in this position, at the rear/side of the property would not have any detrimental impact on the long distance views from the National Park or the wider visual amenities of the locality.

Residential Amenity

The only property affected by this amendment to the plans is 'West Lodge' to the north of the site. The changes to the plans being considered under this application have been made to address issues resulting from the development

not being constructed in accordance with the approved plans under AWDM/0385/24. The wider staircase that has been installed has resulted in the stairs and top landing being 0.25m closer to the boundary with the neighbouring property. Subsequently this change had pushed the boundary fence out of line. The alterations carried out to rectify this issue involved angling the top landing in away from the boundary to ensure that the fence and posts could be restored to their original position. These alterations were completed on 06/06/25 and were carried out in consultation with the neighbour.

The difference in width of the approved and installed stairs and subsequent closer proximity to the north boundary is 0.25m and this is not considered to have any significant additional impact on the residential amenities of the adjacent neighbours.

Neighbours were consulted on this application and no objections were received.

Recommendation

APPROVE subject to Conditions:-

1. Amended Drawing Numbers
2. Time limit as for AWDM/0385/24
3. Materials as specified
4. No additional openings to side
5. Planting to north boundary
6. Privacy screens

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: Amanda Haslett Date: 31/07/25

Authorised by: Jo Morin Date: 01.08.2025