Development Control – Delegated Officer Report

Application Number: AWDM/0715/25 **Recommendation – APPROVE**

Site: **103 Loxwood Avenue Worthing West Sussex BN14 7RG**

Proposal: Alterations to the existing garage including to fenestration, materials and height of the roof and conversion to habitable space

Date of site visit: 08/07/2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located on a corner plot to the west of Loxwood Avenue and to the north of Lavington Road within a residential area of Worthing. The property comprises of a detached two storey house finished in render. There is a detached garage to the north side.

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

Proposal

Planning permission is sought for alterations to the existing garage including a replacement roof. It would be renovated and repaired to include replacement of the existing shallow pitch roof with a flat roof and white render to the walls.

The garage will be converted into habitable space.

Relevant Planning History:

01/01170/FULL - First floor extension to north elevation and new entrance porch to east elevation – Approved

AWDM/0597/20: Demolition of rear lean-to, proposed 2-storey extension to south side, first-floor extension over porch, alterations to existing garage including replacement roof and external alterations including render finish and replacement windows and doors. Approved 30 July 2020

Consultations:

West Sussex County Council (as LHA):

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.
I refer to your consultation in respect of the above planning application and would provide the following comments.
The existing garage in its current format is of sufficient dimensions to accommodate an average sized vehicle and therefore currently contributes to the overall parking provision attributed to the property. Garage spaces count toward 0.5 spaces of an overall parking provision.
With the loss of the garage, there appears sufficient space within the site to accommodate 4 vehicles.
The dwelling is served via 2 separate access points and is served with 2 separate hardstanding areas which offer the uncovered parking spaces.
The residential Office/ Garden room would not be anticipated to generate an increase in the number of vehicles/movements at the site.
The proposals do also appear to include a reconfigured layout to the first floor which results in an additional bedroom being provided. This raises the number of bedrooms within the dwelling from 4 to 5.
The Local Highway Authority has consulted the WSCC Parking Demand Calculator and can advise that the total parking provision for this property would remain as 3 spaces as per the existing demand, therefore the additional bedroom proposed would not be anticipated to generate a material intensification in vehicular movements or materially raise demand for parking within the site.
On street parking is an existing practise in Loxwood Avenue and there are no known highways safety concerns with this practise. The LHA are also unaware of any existing on street parking pressures within the area, however it is not anticipated that the proposal would generate a material change in the existing practise.
The LPA may wish to consider securing an alternative cycle parking provision via a suitably worded planning condition due to the loss of garage space at this address, if it is considered a justifiable request alongside the proposal.
The Local Highway Authority does not consider that the 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.

Representations:

Two objections have been received:

In 2020 planning permission was given for a further extension to the property making it 100% bigger than the original property. There was also plan to rebuild the double garage. This did not happen and now an application has been put in for change of use from garage to a garden/office room and therefore creating an overdeveloped plot to be even more developed and losing two off road parking spaces.

The junction of Loxwood ave and Lavington rd is busy as the road is a cut through from Poulters Lane. There have been numerous accidents on this

junction due to street parking near the corner by the junction. A reduction in off street parking will add to the street parking near a busy junction making it more dangerous than it already is by obscuring on coming traffic from view. From a personal perspective there has permanently been a car from this address parked on the road opposite the end of our driveway making it difficult to turn in and out and by consenting to a change of use for the garage will add to the on street parking and making the junction more dangerous and narrower for passing traffic which comes down the road fast. This is a health and safety issue and liable to cause more road traffic accidents at a busy junction.

By granting change of use for a garage to habitable space it is creating a living space directly opposite our house where there is only garage space at the moment with a window now added to the front elevation and thus taking away privacy we have at the moment.

As an overdeveloped plot already granting this change of use makes it even more overdeveloped and opens the way up to develop this new habitable space into something even bigger in the future or even making into a new separate property with permission. The property sits sideways on the plot and fills the whole plot and this will make it even larger. Loxwood ave is a residential area and the size of this property is already the largest in the whole road and therefore more development will set a precedent.

On all of these grounds we object to the change of use of this garage to habitable space.

This is the third large works taking place on the same property in a very short space of time after a large north extension initially, followed by a larger two storey south facing extension 3 years ago. This property is now much larger than its original footprint and these additional works will add further habitable space with increasingly less space for vehicles or garden and becoming less in keeping with the area. Our biggest concern is that this is a steady increase in habitable space that over times leads to the point a HMO application gets made in future. Something we would object strongly to. Increasing habitable space implies additional traffic on a road with significant parking limitations already and that is a busy road particularly at school run times. We don't object to the additional work per se if this is for the use of the existing occupants. But if this is about providing additional space to rent out or for the use of additional occupants etc we would not be in favour

Officer's response: A future application would be assessed on its own merits should one be submitted. Highways impacts are assessed below.

Relevant Planning Policies

Worthing Local Plan (WBC 2023): SP1, DM5, DM15
National Planning Policy Framework (2025)
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 previous application granted permission for changes to the appearance of the garage building noting in the officer's report that "the improvements to the garage would significantly enhance the appearance of this tired looking building". This application proposes a higher roof than that application approximately 2.9m compared to 2.7m. The building would be finished in render as previously but would have large windows facing south and a window facing east towards the street.

The proposals are considered to have a similar impact in the street scene, albeit now as habitable space rather than as a garage. The impact on visual amenity is considered to be acceptable.

Residential Amenity

The most affected property is the adjacent neighbour to the north at No.105 Loxwood Road.

The proposal would increase the eaves height on the building to the south of their property. However, the building is sufficiently set off the boundary that the development is not considered to be overbearing.

The outbuilding would be located to the south where it would have some impact on sunlight to that property. However, the garage would largely affect the entrance door to the side of the property with the main aspect east and west facing windows largely unaffected.

Windows facing east would largely look over their own property with limited views towards the front garden of 105 Loxwood Ave. The front garden of 105 Loxwood Ave is visible from the street and it is not considered the windows here would result in any loss of privacy for these residents.

The building would increase in height adjacent to the boundary with no. 64 Lavington Road to the west. This would result in some impact to the rear of the garden but not to a level that would affect amenity.

Flooding

The site is in an area at risk of flooding from surface water in the future. The applicant has confirmed that the floor levels will be the same as the house and that a range of flood resilient construction methods will be employed to protect against flooding,

Transport and highways

Objections have been received in relation to the impact of the proposal on parking. The LHA was consulted and raised no objection. It is noted that there is sufficient space within the forecourt to provide parking. Cycle parking could also be provided by the applicant if they require it in the future.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials as detailed
4. No additional openings to north or west elevations
5. Garden room to remain incidental to the use of the house and not for primary living accommodation

Informative

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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? Y

Case Officer: Louise Prew Date: 31/07/2025

Authorised by: Jo Morin Date: 01.08.2025