Expiry Date - 18/08/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0813/25 **Recommendation – APPROVE**

Site: **11 Falmer Close Worthing West Sussex BN12 4TB**

Proposal: **Proposed single storey side extension, existing garage to be removed**

Date of site visit: 24/07/25

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the north end of Falmer Close within a residential area of Worthing. The property comprises a detached, two storey house with brick and grey cladding to the elevations and a tiled pitched roof. There is a detached garage to the east side of the property adjacent to the boundary and set back in the site. There is a single storey extension to the rear and a good size garden and summerhouse. The house is set back from the road behind a low wall, gravel area and hardstanding for several vehicles.

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 a single storey extension to the east side measuring 3.95m wide to the front, widening to 6.75m to the rear x 7.05m deep with a false pitch roof to the front of 2.4m high to eaves and 3.35m high to the ridge. The flat roof behind would be approximately 2.85m high. The extension would be finished in bricks and tiles to match the existing house. The existing garage would be demolished.

Internally the accommodation would comprise a shower room with window to the front, utility room with door to the side and a garden room with bi-fold doors to the rear. Access to the extension would be via the kitchen within the existing house.

The application has been amended to reduce the width of the extension, bringing it away from the boundary and removing the separate entrance to the front elevation.

Relevant Planning History:

90/05192/FULL - First floor rear extension to enlarge existing bedroom
STATUS: Application Permitted: 31st July 1990.

97/05291/FULL - Single-storey rear extension
STATUS: Application Permitted: 10th June 1997.

Consultations:

WSCC Highways - This application seeks the erection of a single-storey side extension, with removal of existing garage. The site is located on Falmer Close, an unclassified road subject to a speed restriction of 30 mph.

An existing garage will be lost as part of the proposals. However, I would note that the garage does not meet Manual for Streets (MfS) specifications, and is likely too small to accommodate a modern sized car. It is not unreasonable for the LHA to assume that it may be being used for other purposes, such as storage. As such, no concerns would be raised over loss of existing parking provision. The driveway fronting the site is to be retained for use, and appears suitably sized for at least two cars to park off-street.

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.

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

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 street scene is characterised by two storey detached houses of similar design and form with brick and tile hung elevations. The application property has grey cladding to the upper floor and another property has render to the upper floor. Most properties have single storey garages to the side and have

been extended to the rear. The adjacent property to the east has a single storey flat roof extension to the front and side.

The proposed extension is to the side of the house and would be visible in the street scene. The application has been amended to reduce the width of the extension and to set it back from the frontage to ensure that it appears subsidiary in scale and form. The extension widens to the rear and is parallel with the side boundary and whilst this wider section would be partially visible from the road it would not appear dominant or intrusive in the street scene in this set back position with a low roof. The existing garage (to be removed) is adjacent to the boundary whereas the proposed extension would maintain a gap of 800mm to the side, allowing access to the rear.

The door to the front of the extension has been removed and replaced with a high level window to avoid the extension appearing as a separate building with separate access. A new door would be added to the side to facilitate direct access to the utility room.

The amendments to the application have improved the scale and appearance of the proposal and there would be no significant adverse impact on the visual amenities of the locality.

Residential Amenity

The most affected neighbours are those to the east side at No.12 Falmer Close. This property is at an angle to the application site with the rear angled away from the boundary. The garage at the application site currently forms part of this boundary and would therefore need to be replaced with a fence or similar not exceeding 2m in height. The proposed extension would not be dissimilar to the existing garage but would be approximately 0.45m higher and 0.85m deeper but set in 0.8m further away from the boundary. There are no windows to the west side of No.12 that would be affected by the proposed extension. A single storey extension in this position would not appear overbearing or oppressive to the neighbour or result in overshadowing or loss of light to their house or garden. The only opening proposed to the side of the extension is a door to the utility room, a non-habitable room and would not result in overlooking or loss of privacy. The bi-fold doors to the rear would look out on to the applicant's garden and would not affect the privacy of neighbours.

The property to the rear would not be affected by this single storey side extension.

There would be no detrimental impact on the residential amenities of adjacent occupiers as a result of this application.

Parking

The proposal would result in the loss of a garage parking space however sufficient room would be retained on the existing driveway accommodating parking for several vehicles and would not affect amenity in the area.

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Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No additional openings to east side elevation of extension
5. No door formed to front of extension
6. Internal access from host dwelling maintained

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.

2. Any fence or wall erected to the east side boundary following removal of the garage shall not exceed 2m in height to accord with permitted development.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Amanda Haslett Date: 15/08/25

Authorised by: Jo Morin Date: 15.08.2025