Expiry Date - 01/09/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0946/25 **Recommendation – PRIOR APPROVAL NOT REQUIRED**

Site: **176 Ringmer Road Worthing West Sussex BN13 1EB**

Proposal: **Householder application for permitted development for prior approval for single storey extension to rear of property measuring 3.645m from rear wall of the original dwelling, maximum height 3.3m and height of eaves of the extension 2.74m**

Site visit: N

Neighbours consulted: Y

Site and Surroundings

The site is located to the east side of Ringmer Road, opposite the junction with Rodmell Road and within a residential area of Worthing. The property comprises a semi-detached bungalow with rendered elevations and a tiled hipped roof with projecting hip to the front. There is an existing extension to the rear that is to be demolished. There is a garage to the rear of the bungalow adjacent to the south boundary that will be retained, this does not adjoin the proposed extension.

The site is not within any designated area and is not a listed building.

Proposal

Prior Approval is sought under the Larger Home Extensions procedure (A.4) for a single storey rear extension measuring 3.645m deep from the original rear wall of the dwellinghouse with a maximum height of 2.74m high to eaves and 3.3m high overall. The plans confirm that the extension would be finished in render to match the existing building and the eaves would not exceed those of the existing dwelling.

Relevant Planning History:

AWDM/1053/25 - Single storey rear extension (to replace existing). Loft conversion including hip-to-gable roof extension and rear dormer, replacement of roof finish to main roof. Rooflight to front roofslope. New entrance porch with glazed door and windows – Pending Consideration

Representations:

None received

Expiry Date - 01/09/2025

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: Amanda Haslett Date: 28/08/25

Authorised by: Jo Morin Date: 28.08.2025