

Development Management – Delegated Officer Report

Application Number: AWDM/0226/26

Recommendation: – APPROVE

Site: 76 St Andrews Road Worthing West Sussex BN13 1HJ

Proposal: Garage conversion to habitable room with single storey front extension

Date of Site Visit: 03/03/2026.

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site, 76 St Andrews Road, is situated within an established residential area in Worthing. The street largely consists of semi-detached two-storey dwellings containing relatively long driveways at the front. The application site is no different, with it being a two-storey semi-detached dwelling, containing a pitched roof. The driveway leads to an integral garage (to which this application relates) on the left-hand side of the property. A boundary wall is situated at the front of the property with gated access to the driveway. A timber lean-to is situated to the left of the garage. To the rear, the property benefits from its own private garden separated by fencing.

The property is not a listed building, is not within a conservation area and there are no Tree Preservation Orders affecting the site.

Proposal

Planning permission is sought for a garage conversion into a habitable room with a single storey front extension.

The garage is to be converted into a study/office and utility room/WC. An internal door is proposed providing access from within the house. A new door and window are proposed on the side (north) elevation.

The single-storey front extension is only to be approximately 1m further forward than the existing garage. It is to not project further than the existing bay window and is to be in line with it. It is to be of face brickwork with a tiled, hipped, lean-to roof and will contain white double uPVC windows to match the existing.

The existing timber lean-to on the left-hand side of the garage is to be removed as part of the works.

Relevant Planning History:

No relevant planning history.

Consultations

WSCC Highways

“This application is for garage conversion to habitable room with single storey front extension. The site is located on St. Andrews Road, an un-classified road subject to a speed limit of 30mph.

The proposal will not result in any additional bedrooms for the existing dwelling. No alterations to the existing vehicular access are proposed. The proposal will result in the loss of the existing garage parking space. The existing off-street parking spaces will remain unaffected. The loss of the garage could result in an overspill parking demand which would have to be accommodated on-street. The LHA would not raise any highway safety concerns to the proposal, however the LPA may wish to consider the potential impacts of this proposal on on-street parking from an amenity point of view.

Conclusion

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.”

Neighbour 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 proposed extension would be subsidiary in form and scale to the existing building and would be finished in face brickwork and plain red/brown tiles to match the existing. Due to this, the extension relates well to the existing building and will not appear out of place. The proposed lean-to roof will extend over the porch to attach to the side of the bay window resulting in a cohesive appearance.

The proposed extension will be noticeably visible from the street, resulting in some visual imbalance with the attached half of the pair. However, the extension is very minor and will not project forward further than the existing bay window. It is noted that similar modest front additions have taken place at nearby Nos 42 and 44 Parkfield Avenue. The addition of the front extension will not appear visually out of keeping and will not detract from the character of the area.

Residential Amenity

The most affected neighbour is to the side at 78 St Andrews Road.

78 St Andrews Road

78 St Andrews Road is located to the north of the application site and consists of a link-attached two-storey dwelling. The properties are separated by fencing. The timber lean-to, which is located right up against the boundary with No.78, is to be removed creating greater separation distance between the properties.

The converted garage is proposed to become a study/office and utility room/WC. On the application site's north elevation, a ground floor door is proposed, and a window serving the new WC. They will face the existing boundary fencing. Given the positioning of the housing, the openings will be positioned at an angle and will not directly face any openings at No.78. As such, they will not result in any overlooking or loss of privacy.

The single-storey front extension itself is not to contain any side openings and will only extend approximately 1m further forward than the existing garage but will not project further forward than the existing lounge.

As a result of the above, there would be no overlooking or loss of privacy to neighbours, and no loss of light. As such, there would be no adverse impact on amenity.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials

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: Tom Westerman Date: 01/04/2026.

Authorised by: Jo Morin Date: 01.04.2026