Expiry Date - 27/08/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0863/25 **Recommendation – APPROVE**

Site: **26 Ilex Way Worthing West Sussex BN12 4UY**

Proposal: **Application to vary condition 1 (approved plans) for use of garage /storage to a study, lobby off kitchen diner and bike shed in rear garden: Condition 9 (windows) frosted window in South elevation, of approved AWDM/0282/25. ORIGINAL DESCRIPTION: Proposed new build single-storey dwelling with access off Compton Avenue**

Date of site visit: 11.04.2025 (As for AWDM/0282/25).

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site consists of a detached, mid-20th Century, 2-storey house occupying a generous-sized corner plot fronting the north side of Ilex Way on the west side of its junction with Compton Avenue. The dwelling is sited towards the south and west of the plot with soft landscaped gardens wrapping round to the east side and rear (north). The gardens are enclosed on the east side adjoining Compton Avenue by a tall mature conifer hedge and by dense ornamental shrub planting along the northern site boundary. The existing dwelling is served by a vehicle access off Ilex Way.

To the north the site adjoins 3 Compton Avenue, a corner-plot occupied by a detached bungalow. The bungalow is set deep into the site at an angle to its site boundaries but has its principal elevation fronting Compton Avenue. It has been enlarged at the rear by an extension, the southernmost corner of which lies close to the common site boundary with No.26.

The north side of Ilex Way is predominantly made up of 2-storey, detached houses, typically individual in their detailed design but with a unifying 1930's feel including some having an 'art deco' theme. The corridor of holm oaks planted within the island separating the road carriageways is a defining landscape feature of Ilex Way and is included within the Goring Hall Conservation Area. The character of Compton Avenue is different, primarily made up of similar-style bungalows on narrower plots. There are 1 or 2 anomalies, including No.12 Compton Avenue, St Mary's Vicarage, a detached, 2-storey house. The latter adjoins a public footpath along its northern boundary linking to St Mary's Church. The Church (Listed 2*), the churchyard and footpath are all included in the Goring Conservation Area.

Properties on both sides of Compton Avenue follow a regular ‘building line’ with the dwellings set back behind soft-planted front gardens approximately 12m deep enclosed by low boundary walls and hedge/shrub planting. The generous sized frontages and road carriageway which is bounded on either side by grass verges lends the road an open, spacious character.

The properties on the north side of Ilex Way are characterised by generous sized rear gardens and the application property (along with corner property on the opposite side of the junction of Ilex Way with Compton Avenue) provides a distinct break and sense of space between the buildings in Ilex Way and Compton Avenue.

Background

Full planning permission was granted earlier this year under AWDM/0282/25 to sub-divide the existing dwelling plot and erect a detached bungalow in the rear garden.

The approved layout of the bungalow consists of 2 bedrooms, a living room, kitchen/dining room, utility room, bathroom and an integral garage, with parking on the frontage served by a new vehicle access from Compton Avenue.

Proposal

Permission is sought under S73 to vary condition 1 (approved plans) of the planning permission to enlarge the habitable accommodation by omitting the integral garage. There are other minor adjustments to the proposed footprint of the bungalow including an increase in its overall depth by 145mm.

The separation distance to the north and south side boundaries and the set-back of the front of the bungalow from the edge of Compton Avenue will remain as previously approved but with the minimum depth of the garden reduced to from 6m to 5.855m.

The overall height and pitched and hipped roof form of the bungalow is as previously approved with minor changes to the internal layout and dimensions of the central rear protection. The detailed design is largely as approved with minor fenestration changes including replacing the garage door (East elevation) with a window, plus changing an access door from the garage in the South elevation to a window (variation to condition 9).

Relevant Planning History:

AWDM/0282/25 Proposed new build single-storey dwelling with access off Compton Avenue. Permitted 01.05.2025.

AWDM/0911/22 Proposed new build bungalow with rooms in roof and 2no. west facing pitched roof dormers; access off Compton Avenue. Refused 20.07.2021 on the grounds:-

1. *The sub-division of the existing dwelling plot would give rise to an unacceptable form of infill development by reason of its prominent siting, massing, layout and design and would represent an unduly assertive and discordant form of development that would be out of keeping with the existing spacious pattern of development and harmful to local character. It would therefore be contrary to policy 16 of the Core Strategy, policy DM5 of the Draft Submission Worthing Local Plan, the Council's SPD 'A Guide to Residential Development' and the policies of the NPPF.*

2. *The Local Planning Authority is not satisfied that the proposed development would be compatible with the retention of the existing boundary hedge/tree planting adjoining the northern site boundary and in consequence would have an unneighbourly impact on the amenities of No.3 Compton Avenue resulting in a loss of privacy contrary to saved policy H18 of the Worthing Local Plan, policy DM5 of the Submission Draft Worthing Local Plan and the relevant policies of the NPPF.*

Consultations:

WSCC: The local Highway Authority has raised no objection commenting:-

"From inspection of the plans, the approved garage will be converted to a study, resulting in the loss of this car and cycle parking provision. However, the driveway as proposed would still be considered sufficient to serve a dwelling of this size under WSCC Parking Standards. Alternative cycle parking provision is proposed in the form of a bike shed to the rear of the site, As such, no concerns would be raised to the proposed amendments.

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."

Southern Water: No adverse comment.

WSP: No adverse comment**.**

Adur and Worthing Councils:

Environmental Health (Public Health): No adverse comments.

Representations: None received.

Relevant Planning Policies

Worthing Local Plan: SP1, SP3, SS1, DM1, DM2, DM5, DM15, DM16, DM17, DM18, DM20, DM22
SPD A Guide to Residential Development (WBC 2013)
Revised National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance

Planning Assessment

Principle

The principle of the new dwelling has been established by the permission granted under AWDM/0282/25. There will be no significant impact on the visual amenity of the surrounding area arising from the proposed changes. The key considerations are the effects on the residential amenities of existing and future residents and highway safety.

Residential Amenity – Neighbours

The proposed changes will have no adverse impact on the amenities of No.3 Compton Avenue to the north.

The slight increase in depth of the rear-projecting component of the new dwelling will result in a slight reduction in the depth of the garden (by 14.5cm) compared to the approved scheme, now with a minimum separation distance of 5.85m to the common boundary. The existence of a timber garden outbuilding within the rear garden of No.28 Ilex Way, close to the common boundary, was noted on the officer site visit. The top of a window in the east side of the latter is visible above the existing boundary wall, facing into the garden on No.26. The windows in the rear projection of the proposed bungalow would now be marginally closer to the neighbour's outbuilding, facing toward the above-mentioned window. Although the garden building is apparently of an ancillary nature, a condition (as before) requiring the existing boundary treatment to be raised in height to 2m by the addition of fencing on top of the wall would be sufficient to address any potential loss of privacy through overlooking.

Residential Amenity – Future Occupiers

The proposed chalet dwelling would now have a gross internal floor area of 102sqm compared to 84sqm previously (which excluded the integral garage). Although the new room is annotated as a study it could be used as a third bedroom. However, the resulting GIA would exceed the Government's so-called nationally described minimum internal space standard of 95sqm for a 3-bedroom 6-person dwelling on one floor. All habitable rooms would be provided with a good standard of natural daylight and outlook towards the front or rear.

Notwithstanding the proposed changes a private rear garden just over 100sqm in area would be provided for the proposed bungalow which exceeds the Council's minimum standard for a small, detached dwelling.

Highway Safety

The Local Highway Authority has raised no objection to the omission of the integral garage, the internal dimensions of which had previously been identified as too small to be used for garaging a vehicle. Two vehicles could be parked on the site frontage which would meet the parking demand generated by a 3-bedroom dwelling in this location.

Cycle storage is shown within the rear garden within a separate small structure in the garden and can be secured by condition.

The site is within a sustainable location, within walking distance of shops and services, and accessible to Goring rail station and bus routes on Goring Road/Mulberry Lane.

This is no objection on transport, parking or access grounds.

Sustainable Development

No changes to the earlier approved scheme which was accompanied by a Sustainable Construction and Energy Efficiency Statement confirming: -

- the dwelling would be built to high insulation standards with thermal performance levels that meet or exceed those required under Building Regulations Part L (2021).
- an ASHP will be installed for under-floor heating and hot water.
- all fittings (shower, taps, WCs and appliances) will be low-flow and water efficient with a commitment to water usage of no more that 110 litres per person.
- a dedicated EV charging point will be provided adjacent to the onsite parking spaces. The dwelling will be fully compliant with Part R of the Building Regulations to ensure access to high-speed digital infrastructure supporting home working and reducing travel demand.
- A rainwater harvesting system and/or water butts will be incorporated to collect rainwater for garden use and reduce stormwater runoff.
- The Developer will seek to use sustainable building materials wherever possible and to reduce embodied carbon through efficient material selection and waste reduction.

Biodiversity

No change to the earlier approved scheme in that the proposal will result in the loss of 224.32sqm of low distinctiveness vegetated garden (-0.0449 habitat units) and approximately 39 metres length of very low distinctiveness non-native ornamental hedgerow (-0.0390 hedgerow units). To meet mandatory 10% BNG 0.0913 Habitat units and 0.0453 Hedgerow units will be required. The Applicant has previously provided a statement of intent demonstrating a commitment to secure the required offsite Habitat and Hedgerow units from a registered provider.

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Recommendation

APPROVE Subject to the conditions:-

1. Approved Plans - amended
2. BNG Plan - unchanged
3. Time Limit – as for AWDM/0282/25
4. Agree Materials - unchanged
5. Agree Architectural details and windows - unchanged
6. Agree Hard and Soft Landscaping scheme - unchanged
7. Agree Boundary Treatments - unchanged
8. Remove PD rights for extensions, roof enlargements, curtilage outbuildings - unchanged
9. New south side window obscured. Remove pd rights for additional openings to N+S side walls and any roof slope - amended
10. Agree cycle storage provision - unchanged
11. Agree foul and surface water in consult with SW - unchanged
12. Agree SuDS drainage - unchanged
13. Agree Maintenance and Management for SuDS drainage - unchanged
14. Hours of construction work - unchanged
15. Agree Construction Management Plan - unchanged
16. Implement sustainability measures - unchanged
17. Noise emissions ASHP- unchanged

Informative

Pro-active Amendment
BNG
New Address
CIL
Highway Access

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

Case Officer: Jo Morin Date: 28.08.2025

Authorised by: Peter Barnett Date: 28 August 2025