Expiry Date - 22/05/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0401/25 **Recommendation – APPROVE**

Site: **80 Chesswood Road Worthing West Sussex BN11 2AG**

Proposal: **Single storey rear/side extension to connect to garage which will be converted to habitable accommodation**

Date of site visit: 03.06.25

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the south side of Chesswood Road within a predominantly residential area of Worthing. The property comprises of a semi-detached, two-storey house with brick and rendered elevations, a tile hung bay to the front and tiled roof. The property is set back from the road behind a flint and brick wall, front garden and driveway leading to a garage at the side. There is a good size garden to the rear. There is small projection to the rear and the garage is set back behind the rear of the property.

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 rear extension measuring 5m deep by 5.6m wide with a flat roof with roof lights above. The extension would have doors to the rear. The extension would link with the detached garage which would be converted into living accommodation as a bedroom with a new window to the east elevation. Forward of the garage onto the existing driveway it is proposed to extend forward 3.7m linking in with the rear extension to form a bathroom and utility. A door is proposed to the front elevation. The extension would be finished in bricks to match the house.

Relevant Planning History:

90/00581/FULL-ERECTION OF TWO-STOREY EXTENSION AND SINGLE STOREY EXTENSION AT REAR IN LIEU OF EXISTING (RENEWAL OF WB/431/85)

07/0209/FULL-Erection of single storey rear extension for use as an annexe.REFUSED

Consultations:

None undertaken

Representations:

None Received

Relevant Planning Policies

National Planning Policy Framework
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Worthing Local Plan 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)

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 is to the rear and partly to the side of the property, the only element visible would be to the front of the existing garage which would be set well back from the street. The extension would be in scale and character with the existing house. No 82 has a large extension to the rear measuring 5m deep by 5.6m wide with a flat roof.

There would be no adverse impact on the character of the property or the visual amenities of the locality as a result of this extension.

The proposal does involve a large extension including a ground floor bedroom and an additional external door to the north side, to ensure that the extension is retained as ancillary to the property a condition would be appropriate.

Residential Amenity

The most affected properties are the neighbours to the sides No 82 Chesswood Road and 1 and 2 Chesswood Close.

No.82 is the adjoining semi to the east side which has a rear extension of approximately 5m deep and a fence to the boundary. The proposed extension would project to a similar depth. The extension would not appear overbearing or oppressive to these neighbours and would not result in overshadowing or loss of light. There are no openings proposed to the east side elevation and no overlooking or loss of privacy would occur

1 and 2 Chesswood Close is situated to the west, the properties take access off Chesswood Close. The property is close to the western boundary of No 80.The boundary consists of a flint stone wall to an approx. height of 1.5m. There are several windows on the east side of 1 and 2 Chesswood Drive. No 1 Chesswood Drive appears to be the ground floor flat and has 4 windows which face towards the application site all of which appear to be obscure glazed and consist of windows to a WC, shower room and secondary kitchen windows. There is also a small conservatory to the south side of the flat. There are also windows to the first floor.

The proposed extension would come forward of the existing garage and to the east of the kitchen windows of the ground floor flat. The extension would however be set slightly off the boundary, flat 1 Chesswood Close is also set off the boundary and the windows are obscure glazed. It is not therefore considered that the proposed extension would have a detrimental impact on flat 1. The extension would not appear overbearing or oppressive to these neighbours and would not result in detrimental overshadowing or loss of light. There are no openings proposed to the west side elevation and no overlooking or loss of privacy would occur.

Car Parking

The proposals will result in the loss of an existing garage. However, there is suitable space retained within the existing driveway to accommodate an appropriate amount of off-street car parking provision, as per WSCC Parking Standards.

The site is within a sustainable location.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No additional openings
5. Ancillary

Informative

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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: Jackie Fox Date: 11.06.25

Authorised by: Louise Prew Date: 11/06/2025