

Development Management – Delegated Officer Report

Application Number: AWDM/0674/26 **Recommendation:** – **APPROVE**

Site: **67 First Avenue Worthing West Sussex BN14 9NP**

Proposal: **Single storey summerhouse in rear garden.**

Date of Site Visit: 07/09/2026

Neighbours Checked: **Y**

Additional Neighbours Notified: **N**

Site and Surroundings

The site is located on the eastern side of First Ave and contains a two-storey detached building in use as a dwelling. South Downs National Park is located behind the property to the west.

There are protected trees on site. 55/00003/TPO and 99/00008/TPO are group TPOs which cover trees running within the rear gardens of this block of First Ave.

Proposal

The proposal is to erect an octagonal shaped summer house of about 6.6sqm. The structure would have a pitched roof which would be 3.1m at its highest point and an eaves height of 2.3m

The building is to be located on a raised patio which has been constructed.

Relevant Planning History:

02/00884/FULL - Erection of 2 storey rear extension to create additional kitchen area with bedroom and en-suite over and creation of further bedroom at first floor level over existing dining room. Installation of conservatory at rear and provision of swimming pool in back garden.

STATUS: 6th September 2002.

03/00094/FULL - Erection of two storey rear extension to create additional kitchen area with bedroom and en-suite over and creation of further bedroom at first floor level over existing dining room. Installation of conservatory at rear and provision of swimming pool in rear garden.

STATUS: Application Refused 13th March 2003.

03/00614/FULL - Two storey extension to rear with conservatory and swimming pool

STATUS: Application Refused 24th July 2003.

AWDM/1079/15 - Changes to front elevation of property. Conversion of existing first floor flat roof to pitched to match existing main roof. Addition of tiled vertical cladding

to front elevation at first floor level and rendering of remaining brickwork at ground floor level.

STATUS: Application Permitted 23rd September 2015.

And various tree applications

Consultations

Tree officer: I've had a look through the email correspondence and the photographic record provided. I am satisfied that the 'no dig' sub-base methodology and the materials used meet the requirements set out as described.

SDNP: No response

Neighbour Representations

None received

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM19
National Planning Policy Framework (MHCLG 2026)
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 summerhouse is located to the rear of the site where it would not be visible from the public realm. It would be single storey in nature and subservient to the existing house.

The materials of wood and glass are appropriate.

Residential Amenity

The summerhouse would be located to the north of the garden near the boundary with no 69 to the north. The building is located adjacent to that neighbour's own outbuilding and due to scale would not adversely affect their amenity.

The summerhouse is sufficiently separated from no. 63 to the south so as to not affect them.

Tree impacts

The summerhouse is within proximity of a large protected beech tree. The applicant has been advised by the council's tree officer regarding appropriate construction so as to not damage the tree's roots. A no dig patio has been constructed which is considered suitable to protect the tree.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit

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: Louise Prew

Date: 10/09/2026

Authorised by: Peter Barnett

Date: 10 September 2026