

Development Management – Delegated Officer Report

Application Number: AWDM/1499/25 **Recommendation:** – APPROVE

Site: 8 St Wilfreds Road Worthing West Sussex BN14 8BA

Proposal: Construction of single storey pitched roof garage building to rear following removal of existing garage

Date of Site Visit: 29/01/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application site lies on the eastern side of St Wilfred's Road with a small front garden that has been converted to hardstanding with space for 2 cars to be parked. No 8 is a detached property with a bay window to the front elevation and a porch to the front of the site. The side of the site has an access to the rear which hosts a gate and false pitch roof on the wall.

To the rear of the site there is a garage and shed which have access to The Quashetts an alley to the east of the site which provides access to the wider area. Along the Quashetts there are a number of garages which have been altered in a number of different ways, ranging from pitched roofs, overall increases in sizes and height.

Proposal

The proposal is to demolish the existing garage and replace it with a larger building with a dual pitched roof and increased foot print. . A shutter door is located on the eastern elevation providing access to The Quashetts, with a door for access to the rear garden of the site. Within the roof of the proposed garage there are proposed to be two roof lights on the southern slope.

The shed is proposed to be retained and not altered as part of the application.

Relevant Planning History:

02/00281/FULL - Part single and part two storey extension to rear
STATUS: Application Refused 26th April 2002.

02/00503/FULL - Part single and part two storey extension to rear
STATUS: Conditional Consent 4th July 2002.

02/00940/FULL - Erection of conservatory on rear elevation
STATUS: Conditional Consent 25th October 2002.

99/00653/FULL - Erection of two storey extension to provide extended dining room, kitchen and two additional bedrooms, re-building front porch together with conservatory at rear.

STATUS: Application Refused 20th September 1999.

Consultations

Planning Applications Highways

This application seeks the removal of an existing garage and erection of a replacement garage. The proposed garage will be accessed from The Quashetts, an E-classified road, utilising the existing vehicle access point. No alterations to this existing vehicle access arrangement are proposed.

From inspection of the plans, the proposed garage appears suitably sized to accommodate one car parking space under Manual for Streets (MfS) specifications. This represents an improvement, considering the existing garage is currently substandard and likely not large enough to accommodate a modern sized car.

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.

Neighbour Representations

None

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

Due to the location to the rear of the site there is not considered to be an impact on the visual amenity of St Wilfred's Road.

However, due to The Quashetts to the rear there will need to be careful consideration given to the wider impacts on the visual amenity of that streetscene. There are other examples of garages with pitched roofs, these vary in size. No. 20 St Wilfreds Road has a large garage stretching the full width of the rear garden. No 4 also has a large garage in the rear garden.

The introduction of the roof lights will also be visible from within the wider street scene, there will be some impact. However, there are other examples of rooflights within the roofslopes of the garages on The Quashetts.

With the wider street scene having a significant number of pitched roofs on garages and increased sized of garages and outbuildings it is not considered that there is a detrimental impact on the visual amenity of the property within the wider context of the

site. As such it is considered to be in accordance with Policy DM5 of the Worthing Local Plan.

Residential Amenity

Due to the increase in height there will be an impact on the neighbouring properties. The maximum height of the development is at 5.2m with the eaves height at 2.7m.

In terms of scale, there will be additional impact to the neighbour to the south, no. 6. However, the slope of the roof moving away from the boundary reduces the sense of enclosure on this property. As the garage is to the end of the garden no habitable rooms would be affected. The neighbour to the north is sufficiently remote as to not suffer a sense of enclosure.

There will be a potential for the overshadowing of the neighbouring properties. With the path of the sun there is not considered to be overshadowing to the south of the site. To the north where there would be greater impact there is a larger level of separation through the retention of the shed. This means that the roof is separated by approximately 5.9m to the boundary to the north. As such this separation allows for there to be a reduction in the potential overshadowing of this neighbouring property to an acceptable level.

With the introduction of the roof lights to the southern elevation there would be the potential for overlooking to be achieved. However, due to the proposal being single storey and the steep angle of the roof slope there is not considered to be any significant overlooking achieved through the introduction of 2 roof lights to the southern roof slope.

A condition will be attached to ensure that the development is used as a garage only and not as habitable living accommodation.

Therefore, the overall impact of the garage proposal with the pitched roof and the introduction of the roof lights it is considered to be in accordance with Policy DM5 of the Worthing Local Plan

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Ancillary use only

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: Finlay Gardner Date: 03/02/2026

Authorised by: Louise Prew Date: 03/02/2026