Expiry Date - 05/08/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0700/25 **Recommendation – APPROVE**

Site: **17 Falmer Avenue Worthing West Sussex BN12 4SY**

Proposal: **Removal of existing garage, proposed single storey side/rear extension. Amendments to existing fenestration.**

Date of site visit: 26/06/25

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the west side of Falmer Avenue within a residential area of Worthing. The property comprises a detached, two storey house with brick and tile hung elevations and a hipped roof. The property is set back from the road behind a low wall, front garden and driveway leading to the garage at the rear of the house. The garage is straddles the boundary with No.19 to the north accommodating a garage for both properties. The garage is brick built with a tall barn hip roof. There is a good size garden to the rear enclosed by high fencing.

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 side and rear extension and changes to fenestration. The existing garage and the neighbours adjoining garage would be demolished.

The proposed extension would measure 2.65m wide extending 12.5m deep to form a wraparound extension to the rear of the property of 8.6m wide x 5.3m deep (from the rear wall of the existing building). The extension would be set back from the front of the building by 0.7m and set in from the north boundary by approximately 0.5m. The extension would be approximately 3.15m high with a parapet roof with tile crease and soldier course detail and would be finished in bricks to match the existing building.

Internally the accommodation would provide a storage area to the side with garage door to the front, a utility room with window to the side and an open plan kitchen/dining/living room to the rear with bi-fold doors to the rear and south elevations and a window to the north side.

A timber fence would be installed along the north side boundary where the garages are to be removed.

Changes to fenestration include, a new front door, removal of the south side doors to the porch and reconfiguration of doors and windows to the rear elevation.

The application has been amended to set back the extension to the side, alter the roof form to a parapet, lower the roof and centre the garage door.

Relevant Planning History:

None relevant

Consultations:

WSCC Highways – No changes are proposed to the existing access or parking arrangements. No highway objection.

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 street scene is characterised by two storey detached dwellings of similar scale but varying form and design. Properties are set back an equal distance from the road following the curve of the road with front gardens or parking to the frontage.

The proposed extension would be visible from the road due to its position at the side of the house. The extension would be set in from the boundary and set back behind the front of the building and although large in area, would remain subsidiary in scale and form to the existing house. The design of the roof has been altered from a false pitch to a parapet which is considered to have a more sympathetic appearance.

The rear part of the extension would match the design, form, height and materials of the side extension to form a wraparound extension.

There are several examples of single storey extensions to the side and rear within the locality and the proposal would not appear out of keeping with the character of the area or appear visually intrusive or dominant in the street scene.

The changes to fenestration are mainly to the rear of the building and would be in keeping with the character of the existing building.

There would be no significant adverse impact on the visual amenities of the locality or the character of the street scene as a result of this application.

Residential Amenity

The most affected neighbours are those located to the sides at No.15 and 19 Falmer Avenue.

No.15 is located to the south side of the application site and has a conservatory to the rear. There is a high closeboard fence to the boundary. The proposed rear extension would be set in approximately 5.3m from the boundary and would not appear overbearing or oppressive to the neighbour. The extension is to the north of the neighbour and would not result in overshadowing or loss of light. The bi-fold doors to the south side of the extension would look onto the applicant's own garden and the boundary fence and would not result in overlooking or loss of privacy to the neighbouring property.

No.19 is located to the north side and separated by the driveways to each property accessing the garages to the rear (both of which are to be demolished). A timber fence would be installed to the north boundary of the site in place of the garages that currently form part of the boundary. No.19 has a single storey extension to the rear of a similar depth proposed by this application and set in away from the boundary with a window facing No.17. This window is over 7m from the boundary and would not be adversely affected in terms of outlook or overshadowing by the proposed extension. The proposed extension would not project beyond a 45 degree line projected from the midpoint of the neighbours nearest doors to a habitable room located to the rear elevation of the building and would not diminish light or result in overshadowing of the neighbour's property. The proposed extension is relatively tall due to its parapet roof design, however it would be set in away from the boundary and would not project much further than the neighbour's extension. There are no openings to the side elevation of the neighbour's house that would be affected by this proposal. The pair of garages to the boundary would be removed to accommodate the extension. This structure currently extends higher and deeper than the proposed extension. The proposed extension would not be considered overbearing or oppressive to the neighbour. The proposed windows to the north side of the extension would serve a utility room and kitchen and would look out on to the new boundary fence. These openings would not result in overlooking or loss of privacy to the neighbour.

The existing pair of garages located at the rear of the houses would be removed completely at both the application site and the neighbouring property. Notice has been served on the owner at No.19 and it is understood that it is their intention to construct a similar extension following demolition of the garages. No application has been submitted for this, to date. The garage to both the application site and the neighbouring property has been shown on the block plan and is annotated to say *'Garage to be demolished subject to agreement with the neighbour. Works to implement the proposal will not commence until the entire structure is demolished.'* The proposal could not be implemented without demolition of the garages and therefore a condition to this effect would be imposed on the application.

The works are single storey and would not adversely affect the neighbours to the rear at Arlington Avenue.

There would be no significant detrimental impact on the residential amenities of adjacent occupiers as a result of this application.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No additional openings to north side elevations of extension
5. Garages to be demolished in agreement with neighbour prior to implementation of works

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Party Wall Act

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

Case Officer: Amanda Haslett Date: 07/08/25

Authorised by: Jo Morin Date: 07.08.2025