Development Management – Delegated Officer Report

Application Number: AWDM/1196/25 Recommendation: APPROVE

Site: 7 Cissbury Drive, Worthing, West Sussex

Proposal: Proposed part single, part two storey side extension.

Date of Site Visit: 8th October 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey, detached dwelling with garage and store to the side. There is an alley to the side between the house and the garage and driveway to the front with front garden. The street comprises of a variety of dwelling designs mainly detached substantial homes.

The side garage and store are to be removed and a part single and part two storey extension is proposed. The ground floor extension is the same footprint as the existing garage store with the alley included. It will be built up to the side boundary and project further back than the rear of the main house. A lean to front roof is proposed to match that existing, with a recessed front entrance and proposed store to the side with garage doors. The ground floor will provide a bedroom and ensuite with utility and W.C.

A reduced footprint is proposed at first floor set in from the side boundary, front and rear. The ground floor extension will be of flat roof design and the first floor hipped. The extension will be rendered and tiled to match existing.

Representations: - Received from owner/occupier of 9 Cissbury Drive.

Need to protect security to property when boundary wall is removed. Temporary boundary must be provided.

Hours of work to limit noise pollution. No trees of hedges should be removed.

Consultations

West Sussex County Council Highways: -

No alterations are proposed to the existing vehicle access arrangement. The proposed development is not anticipated to give rise to a material intensification of use of the existing access point.

The existing garage will be lost as part of this development. It is worth noting that the garage as existing does not meet the minimum internal specifications for a single-bay garage of 3m x 6m as outlined in Manual for Streets (MfS). Therefore, the garage may be too small to

accommodate modern sized cars - It is not unreasonable for the LHA to assume it could be being used for other purposes, such as storage. As such, no concerns would be raised in regards to loss of existing parking provision.

The increase in bedrooms for this dwelling would increase the parking demand of this property under WSCC parking standards to three car parking spaces. The site does benefit from an existing driveway with provision for at least two off-street car parking spaces, and storage space is to be retained, which can be used for the stowing of bicycles. Any overspill parking would have to be accommodated on-street.

The LHA does not anticipate that the shortfall of one parking space would give rise to a highway safety concern, but the LPA may wish to consider the potential amenity impacts on on-street parking. 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.

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)
National Planning Policy Framework (December 2024)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The proposed side extensions will be clearly visible within the street scene. Increasing the width, scale and bulk of the building however the proposed works are considered to be subservient in design and appearance. The first floor addition is set in from the side boundary by 1 metre recessed back from the front of the main building. Although it would normally be a requirement to reduce the ridge of the extension down from the original ridge in this case the ridge of the extension follows the existing ridge. On balance this can be supported, the continuation of the ridge gives a simplistic roof form and building design. This is replicated at no. 9 Cissbury Drive where the ridge is continued into the side extension which was approved under WB/10/0896/FULL. The extension will still remain subservient and will not dominate the host dwelling.

The flat roof design will not be visible within the street scene due to the front lean to which is above the recessed entrance and the adjacent store, which will appear as a garage. The development will be in character with the surrounding street scene and

existing building. Materials to be used will match existing. The development will therefore comply with principles of the Council's SPG.

Residential amenity

Due to the extension being on the north side the dwelling to be affected is no. 9 Cissbury Drive. This neighbouring property is set forward of the application site. Set in from the boundary, there are some secondary windows on the side elevation facing the site. The two storey development will be closer to the boundary than existing however there will be limited loss of light due to the nature of the existing side windows and the fact that the building is slightly set back from the neighbour. The set in from the boundary of 1 metre in addition to the set in of no. 9 from the boundary allow separation between the proposed two storey section and the neighbouring dwelling. The single storey extension although greater in footprint is limited in height with the flat roof design and replaces the existing garage and store buildings. There will be no significant loss of light, privacy or overbearing impact which would warrant a refusal in this case. A blank side elevation is proposed.

The occupiers of no. 9 Cissbury Drive have requested security to the boundary during construction and limited hours of work. The applicant's agent has agreed to these requests and although it is not standard practice to add an hours of work condition to a householder extension it has been added in this case.

CIL

This development is exempt from CIL under the Residential Extension Exemption.

Parking and Highway Safety

Off street parking will remain and space for cycle storage. There is on street parking also available if required which would not be detrimental to highway safety.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials
4. No additional windows on the north elevation.
5. Hours of work

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

1. 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.

2. During construction the applicant is advised that the boundary between the application site and no. 9 Cissbury Drive shall be secure at all times.

Case Officer: Hannah Barker Date: 16th October 2025

Authorised by: Louise Prew Date: 20/10/2025