Expiry Date - 26/08/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0517/25 **Recommendation – APPROVE**

Site: **76 Grand Avenue Worthing West Sussex BN11 5AD**

Proposal: **Side extension to side/rear of property and new pedestrian door to side of existing garage.**

Date of site visit: 20th August 2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site, 76 Grand Avenue, is situated within an established residential area in Worthing, West Sussex. The property comprises a semi-detached dwelling with a pitched roof. To the rear, the property benefits from a private garden enclosed by a combination of close-boarded fencing and mature planting, providing a good degree of privacy, particularly to the east. To the front of the property there is a front garden area containing a driveway running through the centre towards a garage, which is connected to the property.

The property is not a listed building and is not located within a conservation area. There are no Tree Preservation Orders affecting the site.

Proposal

Planning permission is sought for a single storey side extension to the side/rear of the property and a new pedestrian door to the side of the existing garage.

The proposed 2.5m x 6.5m ground floor side extension would replace the existing lean to and outbuildings. Following a site visit, it was noted that the lean to and outbuildings had been removed, and a different timber-framed structure had been erected. This is being investigated separately.

The proposed extension will have a mono-pitch roof and will match the eaves height of the existing garage roof (approximately 2.9m). It will be of brickwork, pebble dash render and red roof tiles to match the existing property. Three rooflights are proposed on the roof of the extension, and French doors at the rear to allow access to the rear garden.

A new pedestrian door to the side of the garage is proposed at ground floor level.

A new walkway will be created adjacent to the proposed side extension.

Relevant Planning History:

None.

Consultations:

Council's Archeological Consultant *– "The application is for a side extension to side/rear of property and new pedestrian door to side of existing garage.*

The West Sussex Historic Environment Record (HER) shows that the proposed development is located in an area with a high potential for significant archaeological remains to survive.

The proposed extension is in the location of a significant collection of Roman artefacts that were uncovered in 1901, including flue tiles, brick fragments, roof tile, flints, quern, millstones, pottery fragments (including samian ware) and, notably, a Roman milestone inscribed to Constantine the Great (HER MWS1289). The location of this find corresponds to the proposed extension and is marked on the 1913 Ordnance Survey map. It has been interpreted as representing the location of a significant high-status Roman site, potentially a villa.

Since the 1901 discovery there has been no further recorded archaeological investigation, and the site has subsequently been the subject of development in the later twentieth century (resulting in the current dwelling). However, there is still the potential for highly significant Roman archaeological remains and finds to survive within the proposed development site, which may be negatively impacted by the groundworks associated with the proposal.

Accordingly, I recommend that a programme of archaeological monitoring and recording is undertaken during the groundworks associated with the development, to record any archaeological remains that are impacted.

Given the above, I recommend that the following conditions are applied to any consent, in line with National Planning Policy Framework paragraph 218, and Worthing Local Plan policy DM24:

Archaeological Monitoring and Recording

> ***(1) No development or preliminary groundworks of any kind shall take place until a programme of archaeological monitoring has been secured in accordance with a Written Scheme of Investigation which has been submitted by the applicant, for approval by the Local Planning Authority.***
>
> ***(2) The applicant will submit a final archaeological report or (if appropriate) a Post Excavation Assessment report for approval by the Local Planning Authority. This shall be submitted within 6***

months of the date of completion of the archaeological fieldwork unless otherwise agreed in advance by the Local Planning Authority.

A professional team of qualified and accredited archaeological contractors should undertake the work. The work will consist of the archaeological monitoring of any groundworks associated with the development, including (but not limited to) any foundation trenches, service trenches or soakaways. The Council should inform the applicant of the archaeological recommendation. An archaeological brief can be produced from this office on request. This would detail the work required and can be acquired prior to the production of a WSI."

Representations:

None.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM24
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 proposed side extension would be subsidiary in form and scale to the existing building, and would be finished in brickwork, pebble dash render and red roof tiles to match the existing building. Due to this, the extension relates well to the existing building and will not appear out of place. The mono pitch roof is acceptable given the minor scale of the extension, and the proposed eaves are to match the eaves height of the garage building roof.

The proposed side extension is to be located behind the existing garage building towards the rear of the building and private garden. Glimpsed views of it will be visible from the road. However, the addition of the side extension will not appear visually out of keeping and will not detract from the character of the area.

Residential Amenity

The most affected neighbours are those to the sides at 74 Grand Avenue and 78 Grand Avenue.

<u>74 Grand Avenue</u>

74 Grand Avenue is the neighbouring property located on the right (south) side of the application site. It is physically separate and consists of a semi-detached two-storey dwelling. A side extension of a similar scale to the proposed application, and a side passageway, is located on the north side of the property. The properties are separated by a mixture of low fencing and a wall.

There are several first-floor openings facing the application site from 74 Grand Avenue's and rooflights in the side extension. The receipt of light to the neighbour's rooflights will not be dissimilar to as existing and the impact not significant.

No openings on the proposed extension will directly face 74 Grand Avenue. Three rooflights are proposed, but these will have no impact on residential amenity due to these being above eye level.

The proposed pedestrian door to the side of the garage is to face a wall and will have no impact.

As a result of the above, there would be no overlooking or loss of privacy to neighbours, and there would there be no unacceptable loss of light.

78 Grand Avenue

78 Grand Avenue is the neighbouring property on the left (north) side of the application site. It is a two-storey semi-detached dwelling that is physically connected to the application site dwelling. The proposed side extension is not on the side of 78 Grand Avenue and therefore will not be visible from it. As a result, there will be no impact on residential amenity.

Archaeological Impact

The site is not located within an Archaeological Notification Area. However, the Council's Archaeological Consultant confirmed that the proposed development is in an area with a high potential for significant archaeological remains to survive, with a significant collection of Roman artefacts uncovered in 1901, including flue tiles, brick fragments, a roof tile, flints, quern, millstones, pottery fragments (including samian ware) and, notably, a Roman milestone inscribed to Constantine the Great (HER MWS1289). As a result, conditions have been recommended, including for the submission of a Written Scheme of Investigation and a final Archaeological report. It is agreed that these conditions will ensure the preservation of any archaeological remains that may be present, and ensures the proposals are in line with the NPPF and Worthing Local Plan policy DM24.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers

2. Standard time limit
3. Matching materials
4. Archaeology- Written Scheme of Investigation
5. Archaeology- Final archaeological report

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:	Tom Westerman	Date:	26/08/2025
Authorised by:	Jo Morin	Date:	27.08.2025