

Development Management – Delegated Officer Report

Application Number: AWDM/0716/26

Recommendation: – APPROVE

Site: 41 Sea Lane Worthing West Sussex BN12 4QD

Proposal: Single storey rear extension including the installation of solar PVs.
Alteration to existing fenestration.

Date of Site Visit: 18/06/2026.

Neighbours Checked: Y

Additional Neighbours Notified: Y (Following changes to the scheme, neighbours re-notified on 13/07/2026)

Site and Surroundings

The site, 41 Sea Lane, is situated within an established residential area of Worthing. It comprises a two-storey detached dwelling with a pitched roof. The surrounding area is characterised predominantly by two-storey detached and semi-detached dwellings set within individual plots, typically featuring large private rear gardens and front driveways. The application property reflects this prevailing pattern. The locality is verdant in character, with a variety of mature trees, and the majority of properties have been extended to their rear elevations.

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 the erection of a single-storey rear extension, the installation of solar PV panels, and alterations to the existing fenestration.

The proposed L-shaped rear extension will extend to a maximum depth of approximately 11.09m and have a maximum width of approximately 10.6m. It will feature a flat roof with a maximum height of approximately 3.17m.

The extension will be finished in matching render and will incorporate solar PV panels on the flat roof. In addition, in-plane solar PV panels are proposed across all roof slopes of the existing dwelling.

There will be no openings on the side (north) elevation of the extension. The side (south) elevation will also contain no openings adjacent to the shared boundary, although double doors are proposed at the western end of this elevation, forming the tip of the L-shaped extension. The rear (west) elevation will contain a combination of windows and doors.

Various alterations to the existing fenestration are also proposed. According to the submitted drawings, all replacement windows will be aluminium, black, Crittall-style

units externally. No additional window openings are proposed beyond those shown on the existing dwelling.

The application has been amended to omit the initially proposed additional vehicle access following receipt of comments from the Local Highway Authority (below).

Relevant Planning History:

No relevant planning history.

Consultations

WSCC Highways

“WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for the proposed erection of a single-storey rear extension, alterations to existing fenestration, additional vehicle access and alterations to front boundary. The site is located on Sea Lane, a C-classified road subject to a speed restriction of 30 mph.

The applicant is advised that any proposed access works within the maintained highway will be subject to a licence obtained from WSCC. Currently, WSCC have a policy of not granting licences to second accesses (see Section 5 of the below Application Criteria document). As such, the applicant is requested to omit one of the proposed access points from the plans, and ensure that the proposals align fully with WSCC Vehicular Cross Over: Application Criteria Guidance, which can be found at the following link:

https://www.westsussex.gov.uk/media/20290/vco_guidance_notes.pdf

Please raise this with the applicant and reconsult.”

Planning Officer Comments: The applicant was made aware of the above WSCC Highways response. The proposed additional vehicle access and alterations to the front boundary were subsequently removed from the planning application.

Southern Water

“Thank you for your correspondence, please see our comments below regarding the above application.

Southern Water has no objections to this proposal.

Please note, surface water should not be disposed of into a public foul sewer and must comply with the Hierarchy of H3 of the Building Regulations. For more details, refer to the Drainage and Waste Disposal: Approved Document H on the GOV.UK website.

Any new connections to the public sewerage system will require a New Sewer Connection application (also known as a Section 106) to be submitted and approved by Southern Water.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction work, an investigation of the sewer will be required to ascertain its ownership before any work commences on site. If this happens, please call our Customer Service Desk on 0330 303 0119

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119)

*Website: southernwater.co.uk
or by email at: SouthernWaterPlanning@southernwater.co.uk*

Neighbour 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 proposed extension is acceptable in terms of its scale and siting. Although it has a relatively large footprint, the rear garden is of sufficient length to comfortably accommodate the extension without resulting in overdevelopment of the site. The extension would remain clearly subordinate to the host dwelling and would be finished in render to match the existing external materials, ensuring it relates well to the dwelling and appears as a sympathetic addition. Given its rearward location and the presence of similar rear extensions on neighbouring properties, the proposed flat roof is considered visually acceptable.

The extension would be located to the rear of the dwelling with only glimpsed views possible from the public realm. As such, it would not appear visually intrusive or out of keeping with the character of the area and would preserve the appearance of the street scene.

Residential Amenity

The neighbouring properties most affected by the proposed development are those immediately adjacent at 43 Sea Lane (to the north) and 39 Sea Lane (to the south).

43 Sea Lane

43 Sea Lane is located to the north of the application site and comprises a two-storey detached dwelling that has been extended to the rear. The properties are separated by a combination of walls, fencing and vegetation.

Other than the openings within the single-storey rear extension at No.43, there are no windows that directly face the proposed extension. Furthermore, an existing outbuilding along the boundary provides a degree of screening that would further reduce the visual impact of the development.

The proposed extension does not contain any openings directly facing No.43 and, therefore, would not result in overlooking or a loss of privacy. The extension would have a relatively modest height of approximately 3.17m and, when considered alongside the existing outbuilding and the single-storey rear extension at No.43, it is not considered that the proposal would result in an unacceptable loss of light or outlook.

The proposed alterations to the existing fenestration comprise replacement windows only and would not introduce any new or enlarged openings. Consequently, these changes would not result in any additional impacts on residential amenity.

Overall, the proposal would not result in any unacceptable overlooking, loss of privacy, loss of light, or overbearing impact on the occupiers of No.43.

39 Sea Lane

39 Sea Lane is located to the south of the application site and comprises a two-storey detached dwelling. The deepest section of the proposed extension is positioned towards the northern side of the application site, away from the shared boundary with No.39. Along the section of the extension closest to No.39, no windows are proposed, and the extension would project only marginally further into the rear garden than the existing single-storey rear extension at No.39.

Accordingly, the proposal would not result in overlooking or a loss of privacy, nor would it give rise to any unacceptable loss of light or overbearing impact.

The proposed alterations to the existing fenestration comprise replacement windows only and would not introduce any new or enlarged openings. Consequently, these changes would not result in any additional impacts on residential amenity.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No window openings to side elevations of extension

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: 31/07/2026

Authorised by: Jo Morin Date: 04.08.2026