

Development Management – Delegated Officer Report

Application Number: AWDM/0779/26

Recommendation: – APPROVE

Site: 18 West Avenue Worthing West Sussex BN11 5LU

Proposal: Remodelling of existing bungalow involving removal of existing extension(s) to east elevation, erection of gabled 2-storey extension to east elevation with south gable incorporating first-floor terrace; rooms in a new replacement gabled roof with raised roof ridge, dormer (south elevation), roof lights (north and south roof slopes) and first-floor terrace (west elevation); porch to west elevation; alterations to existing fenestration; solar photovoltaic panels to south roof slope.

Date of Site Visit: 27.07.2026

Neighbours Checked: Y

Additional Neighbours Notified: Y – 22 West Avenue

Site and Surroundings

The application relates to a detached, early-mid C20, traditional-style, hipped-roof bungalow occupying a large L-shaped plot on the west side of West Avenue, north of its junction with Mill Road. The bungalow is set deep into the plot, facing south, with gardens to the south, east and west sides. The dwelling has previously been enlarged by flat-roofed extensions on the east side. There is a detached, double garage/workshop building sited to the south and east of the bungalow, accessed from West Avenue via a driveway running parallel to the southern site boundary. A further detached, single garage, also accessed from the drive, adjoins the southern site boundary sited approximately midway between the west elevation of the bungalow and the front boundary onto West Avenue.

To the north the property adjoins 20 West Avenue, a detached 2-storey house with rooms in the roof. It is currently undergoing refurbishment work. The plot is slightly shallower than the application property and the entire footprint of the house is positioned to the west of the bungalow at No.18. There are gardens to the front (west) and rear (east) of the house. A driveway alongside the southern site boundary leads to a detached garage building in the southeast corner of the plot.

No.22, also a detached 2-storey house, lies to the north of No.20. It is sited towards the far eastern end of its plot, in a similar position to No.18.

The walled, eastern garden of the application property adjoins a large garage compound (serving flats in Dorchester Gardens) to the north and east. The southern garden adjoins the rear gardens of properties in Mill Road to the south, including the Quaker Meeting House (No.34), and Lavender Lodge Nursing Home (No.32). These properties are included within the Mill Road Conservation Area.

The remainder of the southern site boundary adjoins 16 West Avenue. This consists of a detached bungalow occupying a significantly smaller sized plot than the application property.

A large Yew tree sited in the garden close to the site entrance is subject to a TPO (No.64 of 1995).

Proposal

Permission is sought to remodel the bungalow involving the demolition of the existing extensions on the east side and replacement with an extension 10.85m wide x 11.4m deep, together with rooms in a new dual-pitched, gabled roof 7.1m high replacing the entire existing roof. The enlarged footprint of the dwelling on the east side would largely infill the east side garden. The ridge of the replacement roof would be orientated east-west with gable ends, plus a full gable formed towards the east on the south side elevation with a ridge positioned nominally below the main ridge. The hipped roof of the existing projecting component on the south side would be replaced with a gabled roof of a similar height with the adjacent recessed porch infilled. A pitched roof dormer (3.7m wide) is proposed on the south roof slope (in between the above-mentioned gable features) set down from the main roof ridge by 0.6m. 4no roof lights are proposed on the north slope of the new roof, and 1no on the south slope. 3no arrays of 'in-plane' solar PVs are proposed on the south-facing roof slope (in between the gable and dormer features).

The proposed GF layout would be re-orientated to re-position the main entrance on the west elevation of the dwelling with a new porch (3m wide x 1.2m deep with a gabled, pitched roof 3.5m high). The proposed FF accommodation would be contained within the new roof with a covered sitting out terrace recessed into the full gable feature on the south elevation and a covered balcony serving the main bedroom recessed into the west-facing roof gable.

The elevations would primarily consist of brickwork with the (larger) south and west gable features, dormer and new porch articulated in 'timber style cladding'. The roof would be covered in grey-coloured concrete tiles.

The detached double garage/workshop building to the southeast of the dwelling would be retained, as would the single garage fronting West Avenue.

Relevant Planning History: None

Consultations

Southern Water: No objections

Neighbour Representations: None received.

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM24
National Planning Policy Framework (MHCLG 2026)

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 and on the setting of the nearby Mill Road Conservation Area.

Visual Amenity

This part of West Avenue is made up predominantly of early-mid C20 detached houses interspersed with some detached bungalows, and some mid-late C20 purpose-built flat buildings. Apart from the latter, building styles and materials are typically traditional in character. Unlike the west side of West Avenue where the building line of the houses largely follows the sweeping alignment of the road, the building line on the east side is more varied together with more variation in the plot sizes of individual dwellings.

Whilst the scale, form and massing of the remodelled dwelling would be consistent with that of a traditional chalet-style dwelling, the proposed elevational treatment, including the proposed materials, would result in an altogether more contemporary appearance. The off-centred position of the proposed new porch and covered balcony on the first-floor, together with the placement and proportions of the proposed new window and altered window openings in the new street-facing 'front' elevation, appears somewhat unbalanced and awkward. However, dwelling is set so deep into the plot (in excess of 35m) that its contemporary elevation treatment would not result in unacceptable harm providing control is retained over the proposed 'timber effect cladding' in order to avoid the use of overtly strident or unsympathetic material and/or colours that would be at odds with the surrounding traditional character.

The TPO tree is well separated from the proposed remodelling works and would be unaffected.

The significance of the Mill Road Conservation Area derives from the 'grand' scale, elaborate architectural detailing and traditional materials of the late Victorian and Edwardian buildings lining Mill Road. Most have been enlarged or modified with varying degrees of success, and either subdivided into smaller units or are in other residential uses. This includes Lavender Lodge and the Quaker's Meeting House adjoining the south side of the application site, both of which have been substantially enlarged at the rear by later buildings. The buildings are typically well-spaced in their plots with trees and other mature vegetation providing effective screening and helping to filter views from the road.

Whilst the scale, massing and design of the remodelled chalet dwelling would have no impact on the setting of the Conservation Area, as outlined above, it is considered pertinent to control the material/colour of the proposed 'timber effect cladding' to avoid the risk of a more eye-catching contemporary treatment being glimpsed in background views between the buildings.

Residential Amenity

Owing to the generous size and configuration of the plot and siting of the dwelling the proposed enlargements and alterations will be well separated from neighbouring residential buildings. The most affected property is No.20 to the north.

The proposed new roof will be 1.4m higher than the existing roof, with the 22m long ridge some 20m longer than the existing roof ridge and at a marginally steeper angle of pitch (approximately 35°). The new ridge will be sited approximately 1m southward of the existing roof ridge (approximately 7.2m from the site northern site boundary). The increased 'bulk' of the new roof and enlarged footprint of the dwelling will undoubtedly have an additional enclosing effect on the outlook from the rear windows of No.20 compared to existing. However, the proposed enlargements (other than the porch) will not extend any further westward than the existing building and will not extend forward (west) of the rear elevation of No.20 in front of any windows. Bearing in mind the eaves height of the remodelled dwelling will be unaltered, together with the fact that the additional height and massing is sloping away from the common boundary, and the absence of any dormers or gable features on the north roof slope, it is considered the effect on the rear outlook of this dwelling would not be severe. The increased height and mass of the proposed roof would cast a larger shadow. However, it is noted the closest part of the garden affected at No.20 comprises a driveway leading to the garage in the rear corner of the garden. The 4no roof lights on the north slopes are shown to be obscured glazed and a condition can be imposed to ensure they are fixed shut below 1.7m.

New first-floor windows and the covered balcony at the western end of the remodelled dwelling would allow for angled views toward the south side of No.20. However, there is already a degree of inter visibility between these dwellings owing to their respective siting and the impact on privacy would not be harmful or more serious than may reasonably be anticipated this type of suburban setting.

The elevation drawing indicates an ASHP would be installed on the east side elevation of the enlarged dwelling, although no details have been provided and it is not included in the description of the proposed works. A condition (and informative) can be added to deal with this.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Agree details/colour of 'timber/timber effect cladding'
4. Rooflights on north roof slope to be obscure-glazed and fixed shut below 1.7m
5. No additional openings on north roof slope
6. The Applicant is advised that no consent is granted by this permission for the ASHP annotated on the East Elevation drawing P011 P2

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.

It may be possible to install an ASHP as 'permitted development' under the provisions of the Town & Country Planning (General Permitted Development) Order (as amended). The Applicant should use the latest MCS020 guidance to establish whether noise from the ASHP meets the limitations set for permitted development. Where the noise limits set out for permitted development cannot be achieved or where the ASHP model is not covered by the MSC020 guidelines, an application for planning permission will be required.

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

Case Officer: Jo Morin Date: 18.08.2026

Authorised by: Louise Prew Date: 19/08/2026