

Development Management – Delegated Officer Report

Application Number: AWDM/0222/26 **Recommendation:** – APPROVE

Site: 77 Cranworth Road Worthing West Sussex BN11 2JE

Proposal: Householder application for permitted development for prior approval for single storey extension to rear of property measuring 3.65m from rear wall of the original dwelling, maximum height 2.82m and height of eaves of the extension 2.62m

Date of Site Visit: 31/03/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application site is located on the western side of Cranworth Road and comprises a mid-terraced property. The property has a rear outrigger which is approximately half the width of the original property. Next to the outrigger there is a strip of land which is garden land; the neighbour to the south mirrors this.

Proposal

The proposal relates to the introduction of a single storey rear extension with an eaves height of 2.62m on the boundary with the neighbour to the south. The maximum height has been proposed at 2.82m. To the rear the depth is proposed to be 3.65m.

Relevant Planning History:

None

Consultations

None

Neighbour Representations

Mr Daniel Robertson 75 Cranworth Road Worthing West Sussex BN11 2JE

Re the neighbouring property (75 Cranworth Road), can the applicant/case officer confirm:

- If a lighting impact assessment is possible. We're concerned that the extension may be overbearing and cause a tunnelling effect, adversely affecting sunlight and daylight to windows, principally those of our dining room and kitchen.

- The finish that will be applied to the south elevation of the extension above the shared garden wall, e.g. painted brick or render, and that the owner will provide ongoing maintenance of this.

- The finish applied to the top of the extension wall, e.g. a coping stone or other.

- *Where rainwater off the flat roof will be directed.*
- *If access to our property will be required to build the extension.*
- *That a Party Wall Notice will follow. We want reassurance that the foundation design won't affect the stability of existing structures, and that any damage to the garden wall or our property will be rectified/made good.*

Response to representation:

There was a further consultation undertaken to allow for further comment after there was additional information provided by the agent which addresses the concerns of the neighbouring property.

The sunlight report has been completed to illustrate the impact of the proposal on the neighbouring property through the introduction of the extension.

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.

Consideration

Schedule 2, Part 1, Class A, A.4 (7) requires that "where any owner or occupier of any adjoining premises objects to the proposed development, the prior approval of the local planning authority is required as to the impact of the proposed development on the amenity of any adjoining premises". An objection was received therefore an assessment of amenity impact has been made.

The key consideration is the effect on the residential amenities of the adjoining residential properties at Nos. 75 and 79 Cranworth Road. No. 79 is not considered to be impacted by the proposed development due to the existing arrangement and the outrigger which blocks the proposal from the neighbouring property.

There is currently no extension to No. 75 Cranworth Road and therefore it is necessary to consider the depth and height with regards the effects on No.75. The proposal would be 3.65m deep and the overall height would be 2.62m. In relation to the rear facing habitable room windows and externally in the garden, it is considered that there would be an element of overbearing on the rear patio and rear living area of that dwelling.

However, it is noted that permitted development would allow for a 3m deep extension with eaves height of 3 metres and maximum height of 4metres. The proposal which would be 65cm deeper but also have an eaves height of 38cm lower than permitted development allows. Therefore, when considering what could be constructed under

permitted development the proposal would not create additional adverse tunnelling affect or sense of enclosure on the residential amenity space and habitable room windows.

As outlined in the further information submitted it is not considered that the introduction of the extension would have a significantly overshadowing impact on the neighbouring property to the south of the site. With the location of the extension to the north of the neighbouring property it is not considered to cause any unacceptable overshadowing.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. No openings to side elevation of extension

Informative

1. Application relates to prior approval process only and the applicant may consider applying for a certificate of lawfulness.

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

Case Officer: Finlay Gardner Date: 29/04/2026

Authorised by: Louise Prew Date: 01/05/2026