

Development Management – Delegated Officer Report

Application Number: AWDM/0433/26

Recommendation: – Approve

Site: 30A Lyndhurst Road Worthing West Sussex BN11 2DF

Proposal: The addition 2no. rooflights to rear roof slope.

Last visited: 27.01.2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site relates to the first floor flat within a two storey end of terrace building, located on the corner of Lyndhurst Road at its junction with Selden Road. The ground floor of the building comprises of two commercial units and there is an external staircase at the rear of the building which provides access to the separate 3 bedroom flat at first floor level. The flat also includes a roof terrace at the rear. There are other commercial units to the ground floor of neighbouring properties and with flats above. There is a vehicular access running along the rear of the terrace which provides access to the site and to other properties within the terrace, as well as to dwellings at Fisherman's Mews to the east.

Proposal

Permission is sought for the installation of two rooflight windows within the rear (south) roofslope.

Relevant Planning History:

No.30A:

AWDM/1570/25 - First-floor rear extension alongside change of use of first-floor flat from Use Class C3 to Use Class C4 and other alterations

STATUS: Application Refused 3rd March 2026.

10/1038/FULL - Replacement metal railings to existing rear external staircase and first floor roof terrace.

STATUS: Conditional Consent 21st January 2011.

Site of 30 Lyndhurst Road and 40 Selden Road:

NOTICE/0007/26 - Application for prior approval for proposed change of use of rear ground floor from commercial (Use Class E) to one residential flat (Use Class C3)

STATUS: Prior Approval Required and Granted 3rd June 2026.

NOTICE/0025/25 - Application for prior approval for proposed change of use at ground floor from commercial (Use Class E) to one residential flat (Use Class C3)
STATUS: Prior Approval Required and Granted 10th February 2026.

Consultations

None relevant

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

Whilst rooflight windows are not a feature of this particular terrace, it is noted that there is one existing rooflight positioned within the rear rooflope of the rear projection at the site. The proposed rooflight windows would be positioned within the main rear roofslope where they would not appear as particularly prominent features given the positioning of the two storey rear projection and would not cause any significant harm to visual amenity. Design and impact on visual amenity are considered acceptable

Residential Amenity

Given the presence of other rear windows at first floor level, and that the proposed rooflight windows would have a similar relationship with neighbouring properties, it is considered that the proposed development would not pose any significant threat to the amenities of neighbouring occupiers.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials

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: Rebekah Hincke

Date: 09.06.2026

Authorised by: Louise Prew

Date:09/06/2026