Expiry Date - 03/09/2025
Extension of Time - 05/09/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0875/25 **Recommendation: – APPROVE**

Site: Elmslea Lodge South Street Worthing West Sussex

Proposal: Single storey pitched roof rear extension replacing existing rear addition

Date of Site Visit: 13/08/2025

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings:

The site is located to the east side of South Street and within the West Tarring Conservation Area and is identified as a positive contributor to the conservation area and a Local Interest Building. The buildings to the rear of the site 'Flintstones' and opposite the site 'Meadowbank' are Buildings of Interest identified in the Local Interest Study - August 2003. 'Bishops Garth' to the north of the site and 'Pendules' opposite the site are both grade II listed buildings.

Elmslea Lodge is a two storey house with flint face and rendered quoining detail, render to the sides and rear, timber sash windows and a slate tiled roof. The property fronts directly on to the pavement and there is a small walled garden to the rear and a single storey rear extension.

There are no protected trees on site, however there are trees in close proximity to the boundary walls.

Proposal

Planning permission is sought for the demolition of the existing rear extension and construction of a new single storey extension.

The proposed extension would measure approximately 3.9m deep x 4.25m wide with a pitched roof of 2.4m high to eaves and 3.4m high to the ridge with rooflights above. The extension would form a dining/living room (open plan with the existing kitchen) with doors to the rear and a shower room.

The extension would feature a slate pitch roof, with a supporting engineered steel frame structure sitting within the boundary walls with white rendered elevations and black/grey powder coated door frame and roof lights and black rainwater goods.

The existing boundary walls would be retained and protected during the works. A small infill of reclaimed brick would continue the raised part of the boundary wall for the length of the extension to the south elevation.

The rendered section of wall to the north side that was added on top of the boundary wall to form the back of the existing extension (to be demolished), would be removed and the boundary wall repaired with matching reclaimed bricks.

Relevant Planning History:

PREAPP/0476/24 - Refurbish and extend an existing, single storey extension across the rear elevation – Planning Permission required - acceptable in principle subject to detailed design, materials etc.

Consultations

The Worthing Society - *I am writing to advise you that this application does not fall within the remit of our Heritage Team.*

Tree and Landscape Officer *- I would suggest that the consent includes hand digging of the initial trench to check for tree roots and a contingency for foundations needed if any major or anchoring roots are found. Generally I consider it unlikely that any roots would have gone under the existing wall.*

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)
West Tarring Conservation Area Appraisal

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 any impact on the surrounding Conservation area and listed buildings.

Impact on Conservation Area, Listed Buildings and Visual Amenity

The Conservation Area Appraisal refers to the locality as follows:

‘The village of West Tarring lies in the southern section of the ancient parish of "West Terringes" - mentioned in the Domesday book. The historic nucleus of the village consists of the High Street, South Street and Church Road; their junction having presumably been the site of the market place for which a Charter was granted in 1444.

Although engulfed in later development the Conservation Area has a clear identity as a village settlement which pre-dates Worthing town centre. This area's special

architectural or historic interest stems from the retention of its medieval street pattern, with many of the present buildings dating back to this period.

Properties in South Street are typically detached two-storey buildings, some abutting the pavement, whilst others are set further back in their own individual plots. Most of these buildings date from the 19th century, a couple having been converted to residential properties from previous uses. The materials are a mixture of flint and stucco, red tiles and grey slates. Viewed along the road, the overall impression of interest and character stems from the curve of the road and the spaces created through the juxtaposition of the buildings with the road. The open feel by the recreation ground is an important element of this character.'

Elmslea Lodge and the neighbouring property to the rear of the site 'Flintstones' are identified as Local Interest Buildings due to '*their contribution to the character of the area in which they are located'.* Flintstones is also noted as a building of interest in the Local Interest Study (August 2003), noted for its unusual front elevation.

The nearby grade II listed buildings consist of 'Bishops Garth' to the north of the site and 'Pendules' opposite the site.

The proposed extension is to the rear of the building and set back from the pavement by about 8.35m. Views of the south side of the extension would be possible from the road, however these views would be partly obscured by the existing high boundary wall to the south of the site that is to be retained. A small section of the boundary wall would be raised for the length of the extension using matching reclaimed bricks. The white rendered wall and slate roof of the extension that would be visible above the boundary wall would reflect the materials of the existing building and would not appear out of keeping in the locality. The design of the extension would assimilate well with the existing building and the scale of the proposal would be subsidiary.

The proposed extension would not obscure views of Flintstones to the south of the site which is set much further back in its plot. The proposal would not harm the setting of this building or dilute its special interest.

The listed building to the north of the site at Bishops Garth has a flint outbuilding adjacent to the north side of the application property with the listed house separated from this by a wide gravel driveway. The outbuilding screens most views of the north side of the extension however views are possible from the road across the open driveway. At present there is a high wall (3m total) that forms the back of the existing rear extension to this side that has been added on top of the boundary wall. This ugly section of upper wall would be removed and the boundary wall lowered to a height of 2.2m and repaired using reclaimed bricks. The new extension wall would sit just within this boundary wall with a small section of rendered wall visible above this and the pitched slate roof. This elevation would be significantly improved by the proposal, removing unsightly previous works and reinstating the boundary wall. This would be considered to enhance the setting of the adjacent listed building and the wider conservation area.

The listed building Pendules, opposite the site is not viewed in context with the proposed rear extension and would not be negatively impacted by the proposal.

The proposal would not appear dominant or intrusive in the street scene or result in harm to the conservation area setting or the setting, special character or historic interest of nearby local interest and listed buildings. There would be no adverse impact on the visual amenities of the locality as a result of this application.

Residential Amenity

The most affected neighbours are Bishops Garth to the north of the site, The Old Fig Garden and Flintstones to the rear (east) of the site and Norfolk House to the south of the site.

The proposed extension is single storey in height and contained within the existing boundary walls. The properties to the north and south are sufficiently removed from the site and would not suffer any overshadowing, loss of light or overbearing impact. There are no openings to the side elevations other than rooflights which are well above eye level and would not result in overlooking or loss of privacy.

The neighbours to the rear are approximately 11m from the rear of the proposed extension and separated by the high boundary wall that surrounds the site. The proposed door to the rear elevation at ground floor would not result in overlooking or loss of privacy for these neighbours and the proposal would not appear overbearing.

There would be no detrimental impact on the residential amenities of adjacent occupiers as a result of this application.

Trees

There are several trees located outside the site but close to the proposed extension. The Tree Officer considered it unlikely that any roots would have gone under the existing walls and therefore would be unlikely to be harmed by the proposal. A condition to require a hand dug trench to check for tree roots is recommended.

Recommendation:

APPROVE subject to the condition:-

1. Drawing Numbers
2. Standard time limit
3. Materials as specified
4. No openings to side elevations of extension
5. Boundary walls protected and use of reclaimed bricks to match
6. Hand dug trench

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:	Amanda Haslett	Date: 03/09/25
Authorised by:	Peter Barnett	Date: 3 September 2025