

Development Management – Delegated Officer Report

Application Number: AWDM/0339/26

Recommendation: – APPROVE

Site: 15 Arlington Avenue Worthing West Sussex BN12 4SX

Proposal: Demolition of existing garage/laundry; Removal of chimney; Erection of 2-storey front extension, replacement front dormers, 2-storey (South) side extension, single-storey rear extension and rooms in roof with 2no pitched roof dormers and front and rear roof lights. Application of horizontal cladding to upper floor of front (east) extension and rear (west) elevation.

Date of Site Visit: 22.04.2026

Neighbours Checked: Y

Additional Neighbours Notified: Y – Amended Plans to include rear dormers

Site and Surroundings

The application relates to a detached, mid-C20, 2-storey house occupying a good-sized plot on the west side of Arlington Avenue, within an established outer residential suburb of the town.

The house has an unusual asymmetric roof form, fully hipped on the north side, with a part-hipped gable to the south and front-projecting component with a cat-slide roof (and pitched-roof front dormer) to the front (east) elevation. The remainder of the front elevation and the entire rear elevation has a 2-storey-eaves height. A single-storey garage on the south side is attached to the main dwelling by a 'covered way'. The elevations are primarily brick with rendered feature panels and a plain tiled roof with bonnets.

The surrounding area is characterised by detached houses of a similar style, but not identical design. Specific dwelling types are repeated at intervals along the road, but without any obvious pattern or rhythm. However, a clear sense of visual coherence is derived from the consistent, mostly hipped roof forms and attractive articulation with front-projecting components, hipped-roofed bays and cat-slide roof details, as well as their traditional materials comprising mostly brickwork with features articulated in render or tile-hanging. The front building line of the properties in this part of the road is stepped in response to a distinctive, landscaped roundabout feature in the centre of the road, so that the front elevation of the application property sits behind (west of) that of No.11 to the south, and forward (east) of No.17 to the north.

The property is not listed or locally listed, or within a conservation area. There are no TPO trees on the site.

Proposal

Following amendment, permission is sought to remove an existing chimney stack on the north side, demolish an existing rear conservatory plus the existing garage and 'covered way', and undertake various extensions and alterations comprising:-

- Two-storey extension to the south side, 3.1m wide and extending the full depth of the existing house (9.5m), incorporating an integral garage. The extension would be formed by extending the existing main roof ridge southward, to form a hipped roof with a 2-storey eaves on the south side, and a cat-slide roof at the front tying in to match the existing front cat-slide. The existing pitched roof front dormer would be removed and replaced with 2no pitched-roof front dormers on the enlarged front slope. Each dormer would be 2m wide with a hipped and pitched roof. The eaves of the dormers would line-through with the 2-storey eaves of the main house.
- Part of the front cat-slide (over the existing porch) would be removed and replaced with a 2-storey front elevation 1.55m deep by 4.65m wide with a dual pitched, gabled roof. The ridge of the roof would sit 1.35m below the main roof ridge. An open, flat-roofed canopy porch (0.85m deep by 3.8m wide), would be centred in front of the extension. A large, window centred above the porch would extend upward into the apex of the gabled front extension. Internally, the extension would have a vaulted roof serving a galleried entrance hall, and first and second-floor landings above.
- Conversion of the existing and enlarged roof, together with 2no pitched-roof dormers on the rear roof slope and roof lights on the front and rear slopes. The rear dormers would each be 2.45m wide with ridges sitting just below the main roof ridge, extending 1.9m from the rear slope.
- Single-storey rear extension across the full width of the enlarged house, 16.5m wide and 4m deep. The extension would have a parapet flat roof 3.4m high. 2no lantern roof lights would be positioned in the 'central well' of the flat roof.
- It is proposed to render over the existing brickwork elevations to be painted off-white, with cream-coloured horizontal cladding added to the upper part of the front gable feature and the upper part of the rear elevation. It is proposed to replace existing windows, and block up an existing first-floor window opening on the north side elevation.

Relevant Planning History:

AWDM/0340/26 - Application for a Lawful Development Certificate for Proposed rooms in roof consisting of 2 pitched roof rear dormers and front and rear roof lights.

STATUS: Application Permitted 30th April 2026.

Consultations: None

Representations

2 objections were received to the initial submission from 17 Arlington Avenue, and the Goring and Ilex Conservation Group, raising the following concerns: (which have been summarised): -

- We object to the proposals for the prominent front gable extension in this position by reason of its scale, height and forward projection representing a

significant and unsympathetic alteration to the existing building and as such would appear incongruous and out of keeping with its surroundings, disrupting the visual cohesion of this part of the Avenue and its established character all to the detriment of the local amenity.

- Object to 'snug' windows on the north elevation which are currently obscured glass to have clear glass as especially the window on the RH side looks directly into the lounge (at No.17).
- Single-storey extension will cause a loss of light to the lounge, with a window and door shown directly facing the lounge with only a small fence between the properties.

Neighbours have been notified of the amendments to the application to include the 2nd rear dormers proposed as part of the loft conversion works (21 days), but no further comments have been 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

Policy DM5 requires all new development including extensions to (amongst other things) be of high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area including considerations of proportion, form, design, context, massing, siting, layout, height, size materials and detailed design features. New development should make a positive contribution to the sense of place, local character and distinctiveness of an area.

As initially submitted it was considered the overall size, scale, massing and external materials of the proposed extensions and alterations were poorly related and unsympathetic to the scale, proportions and character of the host dwelling, detracting from its appearance and harmful to local character and distinctiveness.

Following amendment, the scale and proportions of the proposed 2-storey, front gable extension have been amended so that whilst it remains an eye-catching feature, it no longer over dominates the front of the house.

The mostly rendered elevations and re-fenestration will also result in a notable change in appearance to the dwelling. However, render is a traditional finish that is used widely throughout the surrounding area and its use here would be difficult to resist. The amount of horizontal cladding that would be visible in public view has been limited to

the articulation of the upper part of the front gable feature. There are other examples in the street where horizontal cladding has been used to articulate design features (e.g. No.31 AWDM/0202/22) and the now more modest coverage area would be consistent with this approach.

The proposed hipped-roof 2-storey side extension would result in a more balanced roof composition overall compared to the existing, asymmetric form with the half-hipped gable on the south side. The latter is in itself a somewhat anomalous feature that is not repeated elsewhere in the road. The side extension has been nominally reduced in width to provide a minimum 0.5m visual gap to the south side boundary. A larger gap would have been preferred in order to maintain a better sense of space between buildings. However, the forward siting of the adjacent 2-storey component of No.11 (to the south) on a separate plane to the front of the proposed side extension, will help avoid an overly cramped appearance.

The proposed front dormers will be 'heavier' in appearance than the existing horizontally proportioned dormer on the front cat-slide. The amount of tiled, construction around the window openings has been minimised to that necessary for building regulations purposes in an attempt to make them look less 'bulky' and, on balance, is considered acceptable. The re-positioning of the RH dormer centred above the garage door opening also achieves a more balanced appearance.

Glimpsed views of the proposed single-storey extension will be possible through the gaps between the houses, particularly on the north side. However, the flat roofed form is considered acceptable at the rear where it will appear subsidiary in scale and appearance to the host dwelling.

The proposed 2no rear dormers will not be over large or dominate the rear roof slope, set well in from the hipped sides of the main, enlarged roof. Whilst the position of their roofs just below the main roof ridge results in a slightly top-heavy appearance, their pitched and hipped roof form is preferred to the alternative of a more utilitarian-looking 'box' dormer, which is not a characteristic of this area. Their appearance is certainly no worse than the 2no pitched-roof dormers existing on the rear roof slope of No.17 (WB/05/0954/FUL).

Overall, the remodelled dwelling will undoubtedly have a distinctive presence in the street, but as amended the size, massing, proportions and external finishes of the proposed extensions and alterations will be respectful of the scale and appearance of the host dwelling, and the key defining characteristics of the surrounding street scene.

Residential Amenity

The most affected properties are those on either side.

To the south, the main 'bulk' of No.11 sits forward (east) of No.15. It has been enlarged at the rear by a conservatory adjacent to the common site boundary. The existing garage at No.15 adjoining the site boundary extends marginally beyond the neighbour's conservatory, as will the proposed 2-storey side extension, but now set in a minimum 0.5m. The proposed single-storey rear extension will extend a further 4m rearward (west). As initially submitted it was considered the height and 'bulk' of the

extensions in proximity to the boundary would have an oppressive and enclosing effect on the nearest windows in the rear of No.17, including the conservatory. This has been relieved by a nominal reduction in the height of the single-storey rear extension by 0.1m, and by setting in both components so that they no longer directly adjoin the site boundary. A further reduction in the height of the rear extension would have been preferred but the Applicant's Agent is unwilling to make further amendments. On balance, having regard to the orientation of the proposed extensions to the north of the affected window/conservatory, and the off-white colour of the rendered exterior which will help to reflect light, it is considered the overall effect will not be so overbearing or oppressive as to warrant refusal. No windows or openings are proposed in this elevation which can be secured by condition. It is noted that no representation has been received from the occupier(s) of No.11.

To the north, virtually the entire bulk of the dwelling at No.17 sits rearward (west) of No.15. The height and depth of the proposed single-storey rear extension in proximity to the common site boundary will result in some loss of daylight/sunlight to 2no ground-floor windows in the south side of No.17. However, these are secondary, obscure-glazed windows to the lounge, which has its main source of light and outlook to the front (east) facing the front garden. Consequently the effect will not be so severe as to justify refusing the application.

The applicant has agreed to reinstate obscure glazing in the existing sidelights on the north side of the main dwelling to mitigate overlooking the front bay window of No.17, and this can be secured as a condition of planning permission.

The proposed extensions are well separated from properties on the opposite (east) side of Arlington Avenue, and from the rear of houses in Withdean Avenue to the west, which will not be harmfully impacted by the proposals.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Materials as stipulated on the approved plans. Notwithstanding the provisions of the GPDO following completion of the development hereby permitted no changes to the external materials of the dwelling shall be carried out except as detailed on the approved elevations other than as previously agreed in writing by the LPA.
4. No additional openings to side elevations of the extensions
5. GF Windows on north elevation of extension and north elevation of existing dwelling to be obscure-glazed.

Informative

Pro-Active Amendment

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

Case Officer: Jo Morin Date: 29.06.2026

Authorised by: Peter Barnett

Date: 30 June 2026