

Development Management – Delegated Officer Report

Application Number: AWDM/1430/25 **Recommendation:** – APPROVE

Site: 133 Pavilion Road Worthing West Sussex BN14 7EG

Proposal: Single storey rear extension (retrospective).

Date of Site Visit: 07/01/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site is located on the southern side of Pavilion Road with the railway line to the rear of the garden. The area is largely residential comprising a mix of terraced and detached properties. The application site is a two storey detached property with a converted garage to the eastern side. This is set back from the frontage and extends into the rear garden. The site has parking to the front and a garden to the rear. Access to the garden is achievable from the western side.

The site is not in a conservation area nor is it listed. There are no trees on the site that are protected.

Proposal

The proposal is a retrospective application for the introduction of a single storey rear extension to the rear of the site. The depth is 2.83m and 4.985m in width connecting to the utility room.

To the rear there are 2 windows and in the western elevation one door which provides access to the rear garden.

Relevant Planning History:

None

Consultations

Network Rail - Southern

No response.

Neighbour Representations

None

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

Due to the location at the rear of the site there are not views available from within the public realm. The extension is screened by the existing boundary treatment in views from the railway line

Whilst the materials that have been used have introduced a new feature of red cladding it is not considered to detract from the visual amenity of the property due to being at the rear of the site.

Therefore, it is considered not to have an adverse visual impact on the character of the area or streetscene.

Residential Amenity

Due to the location of the utility room in the rear garden of the host the potential overbearing and loss of light impacts on the property to the east are considered to be mitigated. To the east, the utility room mitigates any overlooking of 131 Pavilion Road.

The property most likely to be impacted would be the adjoining neighbour to the west, no. 145 Pavilion Road, due to the extension to the rear and nothing obscuring the extension from the neighbour. However, due to the separation, stepping in of the extension from this boundary and the boundary treatment there is not considered to be any significantly detrimental overbearing or loss of light impact.

The extension has no windows facing the neighbours to the side and only windows in the rear elevation. To the rear there is a garden and train track separating the proposal from the neighbours and therefore there would not be any significant overlooking achieved. The side facing door faces towards an obscure glazed window and doesn't result in undue overlooking.

As such it is not considered that the proposed extension would result in a demonstrable impact on the neighbouring properties. A condition will be included to ensure that no additional windows are provided in the east or west elevations without permission.

Recommendation:

APPROVE subject to condition(s):-

1. Approved Plans
2. No additional windows in east or west elevations

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: Finlay Gardner Date: 12/01/2026

Authorised by: Louise Prew Date: 12/01/2026