

Development Management – Delegated Officer Report

Application Number: AWDM/1582/25

Recommendation: – APPROVE

Site: 19 Hailsham Road Worthing West Sussex BN11 5PA

Proposal: Proposed rear ground and first floor extensions. Proposed extension to side to replace existing side extension with new roof.

Date of Site Visit: 04/02/26

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site is located to the south side of Hailsham Road within a residential area of Worthing. The property comprises a two storey, detached house with brick and render elevations, a tile hung front bay and a hipped roof. There is an attached garage to the east side with a lean-to conservatory/extension to the rear of this and a further conservatory to the rear elevation. There is a good size mature garden to the rear. The property is set back from the road behind a low wall, planting and paved driveway with parking for several vehicles.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

Planning permission is sought for rear ground and first floor extensions, a loggia, and a ground floor extension to the side.

The existing conservatory to the rear would be demolished and a rear extension constructed measuring approximately 1.9m deep from the west side and 3.15m deep from the east side x 7.15m wide with a flat roof of 3.32m high. The roof would extend a further 2.2m to the rear and 1.8m to the east side of the extension to form a loggia with open sides and rear and a slatted 'brise soleil' roof. The loggia would be constructed from timber with metal fascia.

The extension would provide an open plan dining/lounge area with an arched window to the east side, a porthole window to the west side and glazed doors to the rear. The extension would be finished in bricks to match the existing building.

A first floor extension would be constructed above the rear extension, infilling the rear south-east corner of the building and measuring approximately 1.2m deep x 4m wide. The first floor extension would have a crown pitch roof that would continue the eaves and follow the pitch of the existing building. Part of the small, hipped roof to the rear would be removed. The proposed extension would provide an extended bedroom and

ensuite at first floor with two window to the rear and would be finished in render and tiles to match the existing building.

The lean to conservatory to the rear of the garage, to the east side of the building would be demolished and replaced with an extension of the same footprint (3.6m deep x 2.75m wide) to form a kitchen. The extension would have a higher monopitch roof to match the existing garage roof of approximately 2.6m high to eaves and 4.875m high to the ridge. The extension would be finished in bricks and tiles to match the existing building with double doors to the rear and a roof light above. A new door and window would be added to the side of the existing garage to serve a utility room and store/gym.

The small lean to store to the west side of the building would be rebuilt in brick.

The white UPVC windows would be replaced throughout the property with black metal frames.

The application has been amended to remove the flat roof originally proposed to the first floor extension and replace this with a crown roof of more sympathetic design.

The works shown on the combined plans include the roof extension works under LDC AWDM/1288/25 which was permitted. These plans are included for information only and this application does not confer any consent for these roof extensions.

Relevant Planning History:

AWDM/1288/25 - Application for a Lawful Development Certificate for a Proposed rooms in roof consisting of hip to gable loft extension, rear dormer and roof light. (Removal of Chimneys)

STATUS: Application Permitted 5th December 2025.

Consultations

None required

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)

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

The south side of Hailsham Road is characterised by detached, two storey houses of similar design and form within similar sized plots and finished in materials of brick, render and tiles.

The proposed ground floor extensions are to the rear and would be screened by the existing building and garage to the side. The rear extension would be subsidiary in scale and form to the existing dwelling and the loggia would form an open structure that would not dominate or detract from the existing building. The side extension would replace an existing lean to extension of the same footprint but with a higher roof. The roof would continue the existing monopitch roof form of the garage at the same height and would not adversely affect the character of the property. The ground floor additions would not have any adverse impact on the character of the property or the wider street scene.

The first floor extension would be visible in views down the side of the house but would not be prominent in the street scene due to its set back position over 17.5m from the road and limited depth of only 1.2m. The initial submission proposed a flat roof design which would have exceeded the height of the eaves of the main house and would have projected out beyond the hipped roof to the sides. The flat roof form was considered to have a significant adverse impact on the character of the property and failed to reflect the design or form of the existing building. Amendments were sought and submitted altering the roof form to a crown roof matching the eaves height and pitch of the main roof. This amendment was considered to be a significant improvement to the proposal and would no longer harm the character of the building or detrimentally affect the wider visual amenity. The first floor extension is small in scale and subsidiary to the existing building.

There would be no significant adverse impact on the visual amenities of the locality as a result of this application.

Residential Amenity

The most affected neighbours are those to the sides at No.21 and 17 Hailsham Road and to the rear at No.36 and 38 Pevensey Road.

No.17 is located to the east side of the application property and extends back to a similar depth to the rear and is separated by a high fence to the boundary. The proposed ground floor rear extension would be set in from the boundary by about 3.75m and the loggia would be set in by 0.99m. The extensions would not project beyond a line projected at 45 degrees from the midpoint of the neighbour's rear facing doors and would not diminish light to their property or result in any significant overshadowing. These structures are single storey and would not appear overbearing or oppressive to the neighbours. The window to the side of the extension would look out on to the boundary fence and would not result in overlooking or loss of privacy.

The side extension would replace an existing extension of the same footprint but with a higher roof to match that of the garage. The extension would be approximately 0.25m higher at eaves level and 1.5m higher at ridge level. There is a window to the side of No.17 opposite this extension, which serves a lounge, however this window is a secondary opening to the main doors to the rear (south) serving the same room. Given the position of the extension to the side of the existing building and the small increase at eaves level (closest to the neighbour's property) there is unlikely to be any significant impact on light to the neighbour's lounge. A new door and window are proposed to the side of the existing garage, however there would be no loss of privacy as a result of these new openings as both serve non-habitable rooms (utility and store/gym). The first floor extension would infill the rear corner of the building and at only 1.2m deep would not adversely affect light or appear overbearing to the neighbours.

No.21 is located to the west side of the application property and separated by a high fence and trellis to the boundary. The proposed rear extension would project 1.9m beyond the rear of the existing building and the open loggia structure would extend a further 2.2m, both set in 0.95m from the boundary. The loggia would project slightly deeper than a line projected at 45 degrees from the midpoint of the neighbours nearest door/window (serving a dining room) however the loggia is an open sided structure with slatted roof that would not be considered to diminish light to the neighbour's property or to appear overbearing or oppressive. The window proposed to the side of the extension is a porthole window serving the seating area and would look out on to the boundary fence and would not result in overlooking or loss of privacy. The first floor extension is to the east side of the building and would not affect this neighbour.

The properties to the rear are over 40m from the proposed first floor extension and would not be adversely affected by overlooking or loss of privacy.

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

Other Matters

Plan number: 0586-P-002 REV C (Combined Proposed Plans) has been submitted with the application for information only and is not included in the approved drawings list for this application, as it includes works previously approved under an LDC. As the roof of the first floor extension would adjoin the roof of the existing building this would contribute towards the total volume allowance and in combination with the works agreed under Lawful Development Certificate AWD/1288/25 this would exceed the total volume of 50 cubic metres. For this reason, the works permitted under the LDC must be carried out and completed prior to any work commencing on the first floor extension to avoid invalidating the LDC.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit

3. Matching materials
4. No openings to side elevations of extension

Informative

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2. The roof extensions and dormer permitted under Lawful Development Certificate AWDM/1288/25 must be substantially completed prior to any works commencing on the first floor rear extension that is the subject of the current application (AWDM/1582/25). The applicant is advised that the approved Lawful Development Certificate would be invalid if the roof extensions and first floor rear extension are carried out simultaneously, as the roof of the first floor extension would adjoin the roof of the existing building which would contribute towards the total volume allowance and in combination with the works agreed under Lawful Development Certificate would exceed the total permitted volume of 50 cubic metres. The proposals when considered as a single building operation would not therefore be permitted development.

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

Case Officer: Amanda Haslett Date: 25/02/26

Authorised by: Jo Morin Date: 25.02.2026