

Development Management – Delegated Officer Report

Application Number: AWD/0719/26

Recommendation: – APPROVE

Site: 28B Twitten Way Worthing West Sussex BN14 7JX

Proposal: Rooms in enlarged roof consisting of hip-to-gable roof extensions to north and south sides, and rear (east) dormer finished in vertical timber cladding.

Date of Site Visit: 23/06/2026.

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site, 28B Twitten Way, is situated within an established residential area in Worthing. It comprises a detached bungalow with a pitched, hipped roof, occupying a backland position behind properties fronting Twitten Way. The dwelling is accessed via a narrow private road running between the properties on Twitten Way and is adjacent to another detached bungalow of a similar size. The immediate locality surrounding the two backland bungalows is characterised predominantly by two-storey semi-detached and terraced dwellings set within individual plots, typically with private rear gardens and short front driveways. The application site is therefore distinctive within the surrounding area due to its backland location and single-storey form.

The property is not a listed building and is not located within a conservation area. There are no Tree Preservation Orders affecting the site.

Proposal

Planning permission is sought for the creation of rooms within an enlarged roof, comprising hip-to-gable roof extensions to the north and south sides, together with a rear (east) dormer finished in vertical timber-slat cladding.

Following discussions with the applicant, the scheme has been amended. The previously proposed front dormer has been removed, and the rear dormer has been reduced in size.

The additional volume created by the hip-to-gable roof extensions totals approximately 41.63m³. Following the revisions, the volume of the rear dormer has been reduced from approximately 37.93m³ to 29.29m³. The total additional roof volume is therefore approximately 70.92m³, reduced from approximately 91.86m³ in the original submission.

The proposed rear dormer will be finished in vertical timber-slat cladding and will incorporate a lean-to roof with solar photovoltaic (PV) panels. The existing hipped roof ends will be replaced with vertical timber-slat clad gable ends.

No side-facing openings are proposed. The rear (east) elevation of the dormer will contain top-hung, obscure-glazed windows. These windows will contain restrictors that are fitted into the jamb of the window frame, with a hook connecting overhanging a bolt in the jamb of the opening casement. Four Velux rooflights are proposed on the front (west-facing) roofslope to provide daylight to the rooms within the enlarged roof.

Relevant Planning History:

No relevant planning history.

Consultations

None undertaken.

Neighbour Representations

39 Haynes Road

"I am writing to formally object to the planning application for the proposed loft conversion and rear dormer extension at 28B Twitten Way (Drawing No. FB26 0304 PL01/PL02).

My property directly adjoins the eastern boundary of the application site, facing the proposed rear elevation. I wish to raise concerns regarding the detrimental impact this proposal will have on my private residential amenity, specifically regarding unacceptable loss of privacy and direct overlooking. My specific grounds for objection are as follows:

Proximity to Boundary and Direct Overlooking: The submitted plans (Proposed Rear East Elevation and Proposed Loft Plan) propose a large elevated dormer containing multiple new windows servicing Bedroom 3, Bathroom 2, and Bedroom 4.

The new dormer elevation sits less than 5 metres from our shared garden boundary. Introducing elevated, full-height clear glazed windows at such close proximity creates a severe, direct line of sight into our primary private outdoor amenity space (rear garden and outdoor seating area). This represents a significant shift from the current single-storey bungalow context, where our garden was previously not overlooked.

To my understanding planning guidance generally requires a minimum separation distance of 10.5 metres to 12 metres between upper-floor windows and a neighbouring private garden boundary to prevent severe overlooking. At under 5 metres, this development falls significantly short of acceptable separation distances, creating an intrusive design.

Replacing the existing hipped roof profile with vertical timber-slat clad gables and a full rear dormer structure at elevated height, right on our boundary, introduces an overbearing bulk that visually dominates our outdoor living area."

Planning Officer's Response: These concerns have been noted and have been addressed in the Assessment section of this report.

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

Planning permission is sought for hip-to-gable roof extensions to the north and south roof slopes and a rear dormer finished in vertical timber cladding.

The proposed roof extensions, including the hip-to-gable extensions and the rear dormer, would remain subordinate in form and scale to the existing dwelling. The application site occupies a backland location and is not visible from public vantage points. In this context, the proposed vertical timber cladding is considered acceptable.

The proposals were amended following concerns that the original scheme appeared overly dominant in relation to the host dwelling. The front dormer has been removed and the rear dormer reduced in size. As amended, the additions are considered proportionate and would not appear overly dominant.

The rear dormer would not be visible from the public realm due to the property's backland position. Consequently, the proposed works would not appear visually incongruous or detract from the character and appearance of the surrounding area.

Residential Amenity

The proposed roof extensions have been carefully assessed in terms of their impact on the amenities of neighbouring occupiers, with particular regard to privacy, overlooking, outlook and overbearing impact. The properties most directly affected by the proposed works are 39 Haynes Road (to the east) and 28A Twitten Way (to the north).

39 Haynes Road

The closest neighbouring property to the east, 39 Haynes Road, raised concerns regarding the original scheme submitted, particularly in relation to overlooking from the proposed rear dormer. This property has a rear garden located in close proximity to the east elevation of the application site property. However, the concerns raised relate to the originally submitted scheme, which has since been amended. The front

dormer has been removed entirely, whilst the rear dormer has been reduced in its overall scale and the dormer window openings have been reduced in size compared to the original submission.

Furthermore, the rear dormer windows have been amended to be obscure-glazed and top-hung with restricted bottom openings. The window restrictors would be the type that are fitted into the jamb of the window frame, with a hook connecting overhanging a bolt in the jamb of the opening casement. These are typically used to prevent people from falling out of windows. They can then be over-ridden in the event of a fire or other emergency. These amendments would significantly limit opportunities for direct overlooking whilst still providing adequate light and ventilation to the proposed accommodation. The proposed bedrooms would also benefit from alternative outlooks via the rooflights within the front roof slope, reducing reliance on the rear dormer windows for outlook.

Whilst the rear dormer is positioned relatively close to the shared boundary, this relationship occurs only at the far end of the neighbouring rear garden. The neighbouring property benefits from a long rear garden, with the principal private amenity areas located a considerable distance from the proposed dormer. Consequently, any limited views would primarily relate to the rear extremity of the garden rather than the areas most commonly used for sitting out and recreation. Having regard to the amendments made to the scheme, it is not considered that the proposal would result in an unacceptable loss of privacy.

The reduced scale of the rear dormer, together with the restricted nature of the proposed openings, would ensure that the proposal would not result in an unacceptable impact on the amenities of the occupiers of No.39. The development would not result in a harmful loss of light, outlook or privacy and, on balance, the amended proposal is considered acceptable in relation to residential amenity and complies with Policy DM5 of the Worthing Local Plan.

28A Twitten Way

28A Twitten Way comprises the neighbouring bungalow situated to the north. Although this property is located closest to the application site, the proposals do not include any new openings facing towards No.28A. Furthermore, due to the oblique relationship between the properties and the reduced scale of the proposed roof extensions, it is not considered that the development would appear unduly overbearing when viewed from the neighbouring property.

The proposal would not result in any unacceptable loss of light, overlooking or loss of privacy for the occupants of No.28A. As such, the proposals are considered to safeguard the residential amenities of this neighbouring property and comply with Policy DM5 of the Worthing Local Plan.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers

2. Standard time limit
3. No openings to sides of roof extensions
4. Dormer windows to be obscure-glazed and top-hung

Informative

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.

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

Case Officer: Tom Westerman Date: 05/08/2026

Authorised by: Jo Morin Date: 05.08.2026