Expiry Date - 15/08/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0815/25 **Recommendation – APPROVE**

Site: **1 Henfield Close Worthing West Sussex BN12 6BE**

Proposal: **Proposed single storey rear extension.**

Date of site visit: 11th August 2025.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site, 1 Henfield Close, is situated within an established residential cul-de-sac in Worthing, West Sussex. The property comprises a semi-detached bungalow with a pitched roof. To the rear, the property benefits from a private garden enclosed by a combination of close-boarded fencing and mature planting, providing a good degree of privacy, particularly to the north. The driveway runs down the right-hand side of the property, with a garage/storage building being located at its end.

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 a single-storey rear extension.

The proposed extension would extend from the east half of the rear (north) elevation of the dwelling to a total depth of approximately 2.9m x 2.7m wide with a flat roof approximately 2.9m in height.

The extension will utilise the existing door on its north elevation and will contain one white uPVC window on the west elevation. It will be of face brick construction to match the existing property. A rainwater butt will be situated adjacent to the extension.

Relevant Planning History:

There is no relevant planning history.

Consultations:

None.

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

The proposed extension would be subsidiary in form and scale to the existing building and would be finished in face brick to match the existing building. Due to this, the extension relates well to the existing building and will not appear out of place. The flat roof is acceptable given the minor scale of the extension

The proposed extension is to the rear of the building and only glimpsed views of it will be visible from the road. The addition of the extension will not appear visually out of keeping and will not detract from the character of the area.

Residential Amenity

The most affected neighbours are those to the sides at 2 Henfield Close and 20 Boxgrove.

<u>2 Henfield Close</u>
2 Henfield Close is located to the east of the application site and consists of a semi-detached bungalow containing a car port. The properties are separated by low fencing and the garage/storage buildings at the end of the driveways. There are several window openings in the west side elevation of 2 Henfield Close facing the application site. The receipt of light to these openings is affected by the existing car port which overshadows them and the positioning of the garage building to the rear of the property. The extension will have some additional impact on the receipt of light to and outlook from this windows but due to its single-storey scale and separation distance the impact will not be severe.

No openings on the proposed extension will directly face 2 Henfield Close.

The proposed extension will improve privacy for the applicant by reducing visibility of their rear garden from 2 Henfield Close's openings on its west elevation.

As a result of the above, there would be no overlooking or loss of privacy to neighbours, a slight improvement in privacy for the applicants, and there would there be no unacceptable loss of light.

20 Boxgrove
20 Boxgrove comprises the attached bungalow, separated by fencing and vegetation. It has been enlarged at the rear by a similar style extension (to the proposals). The proposed extension is single storey and approximately 4m from the common boundary with this property. No openings from 20 Boxgrove face the application site. As such, there would be no adverse impact on amenity.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials

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: Tom Westerman Date: 12/08/2025

Authorised by: Jo Morin Date: 12.08.2025