Expiry Date - 12/11/2025
Extension of Time -

Development Management – Delegated Officer Report

Application Number: AWDM/1182/25 Recommendation: – APPROVE

Site: 82 Marine Crescent Worthing West Sussex BN12 4JH

Proposal: Extension of first floor South facing terrace and new glazed handrail

Date of Site Visit: 19/09/25

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site is located to the north of Marine Crescent opposite the greensward and seafront in a predominantly residential area of Worthing. The property comprises a detached, two storey house with feature catslide roof to the centre front, rendered elevations, dark grey windows and doors and a tiled pitched roof. There is a large area of flat roof to the front of the building at first floor level used as a roof terrace which was previously partly enclosed by a glazed balustrade (removed 2022/23) and is currently open. The property is set back from the road behind a very low wall and open front garden with a paved driveway providing parking for several cars.

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 an extension of the south facing terrace and installation of a new glazed handrail to the roof perimeter.

The proposal involves reinstatement of the balustrade to the west side and central section of the roof terrace and extension of the terrace across to the east side of the existing flat roof. A new glazed balustrade of 1.1m high would be installed to the south, east and west perimeter of the existing flat roof area to the front of the building.

Access to the roof terrace from first floor would remain as existing via the French doors to front (and to the west side of the catslide roof).

Relevant Planning History:

No.82 - 09/0261/FULL - Increase in height of existing garage by approximately 250mm. Demolition of sunroom and porch and replacement with new single storey extension.
STATUS: Conditional Consent 28th May 2009.

No.92 - AWDM/1433/23 - Reinstatement of the balcony and balustrade to the southwest of the property and extended balcony and balustrade to the southeast of the property and construction of external stair with glass balustrade.
STATUS: Application Permitted 21/12/2023.

No.84 - AWDM/1984/21 - Proposed single storey front extension with new terrace and internal alterations (Resubmission of AWDM/1103/21).
STATUS: Application Permitted 22/12/2021.

No.88 - AWDM/0127/15- Single storey extension to front (south-east) elevation with enlarged balcony above, single storey extension to the side (north-east) elevation and two storey extension to rear (north-west) elevation. Revised application following approval of AWDM/0975/14 involving alterations to windows on front and both side elevations
STATUS: Application Permitted 27/04/2015.

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 property is one of a group of eight buildings forming a crescent fronting on to Marine Crescent. This group has a distinctive character with central catslide roof and first floor balconies to the front and side. Some of these properties have been modernised by replacing the tiles to the catslide roof with glazing, and adding glass balustrades with full width roof terraces, giving a more contemporary appearance.

No.84, the neighbouring property to the west side has recent consent (not yet built) for a single storey front extension, full width roof terrace and glazed balustrade, similar to that proposed. No.88 located further west of the application property has a very similar appearance to that proposed with a full width terrace and glazed balustrade. An almost identical proposal was recently approved and built at No.92 with a glazed

balustrade to the front and side and extended roof terrace. No.80 to the east side of the application property has a roof terrace to the west side of the frontage and metal balustrades. The remaining properties in this group have metal balustrades.

The proposal is very similar to the approved and/or built alterations to other properties in this group of 8, particularly those at No.84, No.88 and No.92 and would retain the defining characteristics of this group of buildings. The proposal would retain the defining catslide roof feature to the centre front elevation and would extend the roof terrace to the east, enclosing the roof terrace with a glazed balustrade that would match the design, scale and materials of other development in the immediate locality. The proposal would update and enhance the appearance of the property and would reflect the character of the surrounding street scene.

The character of the street scene has evolved and now portrays a much more contemporary appearance and the proposed extended glazed balustrade viewed in context with the other very similar additions would be in keeping with the character of the area.

There would be no significant harm to the visual amenities of the locality as a result of this application.

Residential Amenity

The most affected properties are those to the sides at No.80 and 84.

No.80 is located to the east side and has a roof terrace with metal balustrade adjacent to the boundary with the application property. The extended part of the roof terrace proposed by this application, would mirror the existing roof terrace at the neighbour's property. A glazed balustrade extending to the west side and including the area in front of the catslide roof was previously in place at the application property which allowed intervisibility between the existing terraces. The extension of the terrace and balustrade to include the east side of the roof would not significantly increase overlooking between the properties and would not detrimentally affect privacy for the neighbours. The light nature of the glazing would not result in overshadowing or an oppressive appearance.

No.84 is located to the west side and has planning permission for a matching roof terrace, extension and balustrade. The proposal is simply to reinstate the previous glazed balustrade to this side of the roof and would not increase overlooking between properties or result in loss of privacy.

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

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit

3. Agree balustrade and fixing details

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: Amanda Haslett Date: 12/11/25

Authorised by: Jo Morin Date: 12.011.2025