

Development Management – Delegated Officer Report

Application Number: AWDM/1542/25

Recommendation – APPROVE

Site: 11 Jupps Lane Worthing West Sussex BN12 4TS

Proposal: Part retrospective application for raised roof to the existing single-storey rear extension with associated increased fascia to accommodate a warm roof. New boiler flue.

Date of site visit: 21.01.2026 (at No.15)

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a semi-detached house occupying a good-sized plot on the north side of Jupps Lane within an outer residential suburb of the town. The dwelling is sited towards the rear of the plot behind a good-sized front/side garden. It has been enlarged at the rear by a brick-built single-storey flat-roofed extension which extends the full depth of the rear garden adjoining the common site boundaries of the neighbouring properties to the North and East.

The site is not listed, or locally listed or within a conservation area. There are no TPO trees on the site.

The attached house, converted into flats, No.15/15A, is located on the corner of Jupps Lane and Ardingly Drive. A purpose-built flat building, 3/5 Ardingly Drive, adjoins the rear site boundary to the North.

Proposal

Part retrospective permission is sought for the installation of a 'warm roof' to the flat roof of the rear extension, raising its height by 208mm, plus the installation of a boiler flue terminating through the roof.

The current application arises following an enforcement investigation AWEN/0233/25.

Relevant Planning History:

Planning permission was granted in March 2025 (AWDM/0007/25) for refurbishment and upgrading of the dwelling involving removal of an existing side/rear extension and replacement with a new ground floor wrap-around extension and pergola, plus replacement porch. The approved drawings show the internal reconfiguration and refurbishment of the existing single storey rear

addition adjoining 15/15A, but did not involve any change in the height of the flat roof.

Consultations:

Adur and Worthing Councils: The EHO has raised no adverse comments.

Representations: An objection has been received from the occupier of the ground-floor flat at No.15 commenting that being winter, the increase in height already carried out blocks out light to the kitchen and seating area in the garden. The builder has indicated that the fascia board will go on our side of the boundary line and at 12 inches high will be out of character with any other building in the area. As for the boiler flue pipe it was for a heat pump to be fitted in the original planning application. The existing extension was built right to the edge of the property boundaries.

Officer comment: An informative attached to AWDM/0007/25 makes it clear that permission was not expressly granted for the ASHP shown on the approved plan (to be carried out as 'permitted development').

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. This part retrospective application must be considered on its merits in the same way as if works had not commenced. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The scale and form of the rear extension is subsidiary in appearance to the host dwelling, No.11. The proposed replacement 'warm roof' involves the installation of an insulating layer which has raised the overall height of the flat roof compared to the former felt roof. The overall increase in height including the roof trim (yet to be installed) will be 208mm. It has been clarified that the proposed works will involve the replacing the existing fascia on the East side, to match the existing.

The extension is visible in public view from Ardingly Drive across the side/front gardens of No.15/15A and 3/5 Ardingly Drive. The combination of the additional height finished in a GRP 'trim', and the replacement fascia, will result in a somewhat 'top-heavy' appearance, as do 'warm roofs' in general. However, this will not materially alter the scale of the extension or significantly

detract from its appearance such as to be considered unacceptably harmful to the street scene or detrimental to surrounding character.

Residential Amenity

The most affected properties are the ground-floor flat at No.15, and the ground-floor flat at 3/5 Ardingly Drive.

No.15

The existing extension at No.11 extends the full depth of the rear garden some 10m deep directly adjoining the common site boundary with No.15/15A. The overall height of the proposed replacement roof alongside the common boundary will be 2.95m.

Ground floor windows in the rear (North) elevation of No.15 serve a kitchen (closest to the site boundary) and an obscure-glazed window that appears to serve a bathroom. The receipt of light (daylight and sunlight) to the kitchen window is currently affected by the height, depth and proximity of the rear extension at No.11. The objector states that the increase in height of replacement roof (already carried out) has further impacted the receipt of light into the room which is noticeable in the winter (when the sun is lower in the sky). This is not disputed. However, given the overall increase in height by only 208mm, the additional impact compared to the pre-existing situation is relatively limited. Moreover, in planning terms, less weight can be reasonably attached to the impact of a proposed development on 'non habitable' rooms such as kitchens compared to habitable rooms. Thus, although the increase in height will have some additional impacts on the receipt of light to, and outlook from the kitchen at No.15, it is considered the effect will not be materially worse on the amenities of the occupiers such as to warrant refusal of the application.

Similarly, the flank wall of the extension at No.11 has a notable enclosing and overshadowing impact on the modest, paved rear garden/seating area to the rear of No.15. Whilst the proposed replacement roof will heighten this impact to some degree, the effect on the amenity of this outdoor space will not be materially worse than the pre-existing situation as to warrant refusal.

Nos 3/5

This purpose-built, 2-storey flat building adjoins the Northern site boundary. There is the width of a footpath (approximately 1.8m wide) between the South side of the flat building and the site boundary. The Northern 'end' wall of the rear extension at No.11 (approximately 3m wide) adjoins the site boundary, opposite a bay window in the front southeast corner of Nos 3/5. The boiler flue terminating through the roof is sited approximately 0.75m from the Northern edge of the flat roof at approximately 0.6m high. The raised height of the proposed replacement roof will be noticeably apparent from the angled side window of the front bay window, as will the boiler flue. However, the main aspect of this habitable room faces northeast fronting the street. Consequently, it is considered the roof height increase of 208mm and siting of

the boiler flue will not dominate the main outlook from this room, nor significantly detract from the receipt of daylight or sunlight to warrant refusal.

Other

The issues of encroachment raised by the neighbour is a private matter. It is understood that discussions have taken place between the respective parties. The grant of planning permission does not override civil law or the separate requirements of the Party Wall Act 1996.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Material and finishes as annotated on the approved plans.

Informative

Pro-active No Amendment

Party Wall Act

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

Case Officer: Jo Morin

Date: 11.02.2026

Authorised by: Peter Barnett

Date: 11 February 2026