

Development Management – Delegated Officer Report

Application Number: AWDM/0625/26

Recommendation: – APPROVE

Site: 28 Midhurst Drive Worthing West Sussex BN12 5BG

Proposal: Single storey extension to link house to outbuilding/office. Front porch and ramp

Date of Site Visit: 02.07.2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application relates to a detached, hipped roof bungalow occupying a corner plot on the west side of the junction of Midhurst Drive with Glynde Avenue. It has been enlarged by a single-storey rear extension to the north, and 2no dormer windows on the north roof slope. A former detached garage building in the far northwest corner of the plot has been converted into an office. The bungalow is set back from the roadside boundaries by a wrap-around garden enclosed by a 1m high wall with hedging above.

The surrounding area is made up of similar style detached bungalows, often link-attached by paired garages.

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

Proposal

Permission is sought to erect an infill extension linking the west side of the bungalow to the converted garage building. The extension would be 7.05m long and 4.6m wide with a part pitched/part flat roof having a maximum height of 3.25m. A roof lantern (5m x 1.7m) would be positioned in the centre of the flat roof. The extension would have brick elevations with a large glazed opening/door on the south side facing the garden, and a modest window towards the east on the north elevation.

In addition, a porch is proposed to the front entrance onto Midhurst Drive. It would be 2.25m deep x 3.05m wide with a dual-pitched, gable roof 3.9m high. The porch would be constructed in brick with a tiled roof and horizontal cladding to the front gable. A platform is proposed in front of the porch (1.5m deep) with a ramp extending southward up to the existing gated site entrance.

Relevant Planning History:

AWDM/1926/17 - Lawful Development Certificate for proposed single storey rear extension to north elevation.

STATUS: Application Permitted 21st February 2018 – Implemented. .

AWDM/0411/25 - Demolish existing detached garage and erect single storey extension to west side

STATUS: Application Permitted 22nd May 2025 – Not implemented.

Consultations: None

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 proposed infill extension is sited in a similar position to the previously approved extension which has not been implemented. It would occupy an existing patio area between the bungalow and the converted detached garage building, set well back from the front (south) elevation, behind a gabled projection on the west elevation. It would be set in from the rear (north) wall of the main bungalow and the front and rear of the converted garage. The proposed tiled 'edge' roof would maintain the same eaves height as the existing building, but would be taller than the flat roof of the garage building resulting in an awkward flat, gable feature at its western end. However, it would be subservient in scale and appearance to the host dwelling and well screened from the road by the existing boundary wall and hedging.

The gabled roof of the proposed porch would extend 1.2m further forward than that of the existing adjacent front projection on the south elevation. However, it would be narrower and lower in overall height than this existing feature, resulting in a more subservient appearance. Although relatively large, the footprint of the porch is required to achieve wheelchair access. Only the upper part of the roof of the porch will be visible from the street, with the remainder, including the platform and ramp screened by the above-mentioned wall and hedging.

Residential Amenity

The only property affected by the proposals is 1 Glynde Avenue to the north. The latter is similar in design and appearance to the application property, but set back further west in its plot. It has been enlarged by a single-storey part pitched/part flat roof side/rear extension that wraps around the southwest corner of the bungalow. There are no windows in the south side of the latter facing the application site. Records show

a window in the rear (west) elevation serves a dining room. A window in the south elevation of the original bungalow, just to the east of the extension, serves a kitchen.

The proposed infill extension would be sited opposite the blank flank wall of the neighbour's side/rear extension. The common boundary is marked by a solid timber fencing up to approximately 1.5m with hit-and-miss slatted fencing above to a height of about 2m. Unlike the previously approved extension which aligned roughly with the rear elevation of the neighbour's extension, the current proposal would infill the entirety of the existing gap between the main bungalow and the converted garage building. The outlook from the neighbour's dining room window is already enclosed to some degree by siting of the converted garage building at No.28. Owing to its orientation, the 'bulk' of the infill extension would result in some additional overshadowing and enclosing effects on this window. However, it is considered the effect would not be unacceptably harmful taking account of the position of the proposed extension, set off the common boundary by over 1m.

It is noted the case officer in dealing with the previous extension did not consider it necessary to condition the removal of the converted garage building. Consequently, it is considered the impact of the current proposal would not be significantly worse than could arise through the implementation of the extant AWD/0411/25.

The modest window in the north elevation of the extension would face the blank wall of the neighbour's extension and would not give rise to any harmful overlooking impact.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Materials (as stipulated)
4. No additional openings north side link extension

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: Jo Morin Date: 08.07.2026

Authorised by: Peter Barnett Date: 8 July 2026