Expiry Date - 14/07/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0635/25 **Recommendation – APPROVE**

Site: **57 Beaumont Road Worthing West Sussex BN14 8HE**

Proposal: **Proposed rear first floor wraparound extension**

Date of site visit: 01.07.25

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site comprises a character older style detached house on the west side of Beaumont Road. The road comprises a mix of detached and semi-detached houses set back from the road.

The property has an attached garage to the southern side and has been extended to the rear with a flat roof extension. In 2011 planning permission was granted retrospectively for timber railings around the extent of the flat roof with bamboo screening to 1.8m to the sides. The property has a large rear garden. The garden backs onto Worthing Cricket Club

To the north is a detached is similar style detached property with a garage to the southern side, the property has extensive extensions to the rear and roof space.

To the south is a similar property with single and first floor extensions to the rear.

Proposal

The application proposes a first floor extension to the rear and partly to the southern side. The drawings show a wraparound extension above the existing flat roofed rear extension with a partly flat and partly pitched skirt roof. The wrap around to side extension would have a pitched hip roof.

The extension would be rendered on the return to the frontage and cedar composite cladding to the sides and rear. The roof would be clay tiles to match the existing.

Relevant Planning History:

AWDM/0648/11-Retrospective application for 3x3 timber posts, handrail and balustrades on roof top of single storey- APPROVED

PREAPP/0044/25

Consultations:

None undertaken

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (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

No 57 comprises an older style character property with bay windows to the front and attached garage with lean to roof. The property has a large wrap around single storey extension to the rear which is not visible from the street.

The proposal would involve building above the flat roof extension with a partly pitched and partly skirt roof. Part of the proposal would be to the side but is set well back from the front elevation.

In view of the extension being to the rear it is not considered that it would be unduly prominent. The side extension would be visible but is set back and set in from the southern boundary which would limit is visibility in the street scene. The side extension would also mask the partly flat roof at the rear.

The application proposes render to the front elevation facing the street and cedar cladding to the sides and rear, although a render would have been preferable and the applicants advised as such at pre-application stage, in view of the design of the house, the variety of materials in the vicinity it is not considered that it could refused on this basis. The cladding will also add interest to the rear of the property. A condition will be included ensuring that the use of cladding is restricted to the extension only.

In view of the existing balcony to the rear and the existing extension and the size of the plot, it is not considered that the extension would be out of scale of proportion to the existing dwelling.

Residential Amenity

The most potentially impacted properties are the neighbours to the north (No 59) and south (No 55)

In terms of the property to the north the photographs and street plan suggest that this property has a similar rear two storey line to No 57 and a slightly deeper single storey rear extension. There appears to be a secondary window at first floor in the south side elevation. At the rear the property appears to have two first floor windows and the rear extension has roof lights. The property is set of the boundary particularly at two storey due to its existing garage on the south side. Although the proposed extension would be to the southern side in view of the distances between the properties and existing structures it is not considered the proposed extension would cause detrimental loss of light or visual impact. There are no proposed windows on the proposed northern elevation and as such no adverse overlooking is envisaged.

In terms of No 55 to the south, this property appears to have a similar two storey line with potentially No 55 projecting back further, it has a large conservatory to the rear. The proposed first floor extension would be north of this property. The applicants have shown that a 45% angle at first floor would be maintained to existing windows. The proposal would not have an impact on this property in terms of detrimental loss of visual impact or loss of light. A single en-suite window is proposed to the southern elevation. This can be conditioned to ensure it is obscure glazed. On this basis there should be no unacceptable overlooking.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials as shown on the plans
4. No additional openings to side elevations of extension
5. Obscure glazed window to the south elevation en-suite window
6. Cladding to rear extension only

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:	Jackie Fox	Date: 16.07.25
Authorised by:	Louise Prew	Date: 22/07/2025