Expiry Date - 02/12/2025
Extension of Time -

Development Management – Delegated Officer Report

Application Number: AWDM/1261/25 **Recommendation: – APPROVE**

Site: **25 King Street Worthing West Sussex BN14 7BN**

Proposal: **Single storey rear extension (part retrospective)**

Date of Site Visit: 14/11/2025

Neighbours Checked: Y

Additional Neighbours Notified: Y, revised plans

Site and Surroundings

The site is located on the western side of King Street. It contains a mid-terrace two-storey dwelling. The property has a twitten to its northern boundary which provides access to the rear.

Proposal

The proposal is to construct a full width single storey rear extension to provide a new kitchen/diner. The extension would project from the rear of the outrigger but leave a small courtyard in front of the existing rear facing dining room window. The extension would be 4.6 metres from the end of the outrigger wall.

The extension commenced but was the subject of an enforcement investigation and has halted works. The plans show a modified structure to the one that is currently being built on site. The extension would have an eaves height of 2 metres on the southern boundary with a pitched roof rising to a flat roof at 2.75metres.

Relevant Planning History:

AWEN/0159/25: Alleged unauthorised building work – large extension to rear of property.

PREAPP/0109/25: Single storey rear extension.

- Advised that the plans as shown would have an adverse effect on the neighbour to the south and should be reduced.

Consultations

None

Neighbour Representations

No. of Objections 1

23 King Street Worthing West Sussex BN14 7BN
I would firstly like to highlight that I have no issue with No 25 wishing to extend or use our joint party wall as part of the building.

I also welcome the alterations made to the roof in the new plans as the current depth, height and flat roof design reduce the light coming into my kitchen window. However, I am concerned about the drainage of rainwater on the new plans as I do not want the building or guttering exceeding our boundary line.

The size of this building is far larger than the extension that has been taken down and is dominant from my garden and property due to the party wall being used as part of the new build.

The depth of the extension is proving to be overbearing creating a feeling of being hemmed in and a sense of enclosure from my garden and kitchen. Unfortunately, this has not been addressed in the new proposed plans.

To get an understanding of the issues I am experiencing, I invite No 25 and someone from planning to come see for themselves.

Following the submission of revised plans no further comment was 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 extension is to the rear of the property and wouldn't be visible in views from the street. The extension is single storey in nature ensuring subservience to the building. The materials are proposed to match to ensure the extension is complementary.

Residential Amenity

23 King Road
This property is located to the south of the proposed extension. As such the proposal would not overshadow that neighbours rear garden or rear facing kitchen window. The main impact will be as a result of the impacts on daylight and sense of enclosure. The

proposed extension is deeper than that recommended in the Council's Residential Extensions SPG which recommends 3 metres to reduce impacts on neighbours. The proposed extension is 4.6 metres deep. As originally submitted the application had an eaves height of 2.2 metres on this boundary. The applicant was asked to reduce the depth of the extension to mitigate impacts on this neighbour. The applicant wasn't prepared to reduce the depth so a reduction in height on the boundary was sought to ensure the eaves would be no more than 2 metres, the height of a permitted development boundary fence. As a result of the change the extension retains its depth of 4.6 metre but provides an eaves height of 2 metres rising to a flat roof with an overall height of 2.75 metres. Given the location of the extension to the north of the site and the height on the boundary it is considered that the impacts on this neighbour are adequately mitigated and the extension wouldn't result in an adverse loss of amenity. A condition will be attached requiring that no side windows are formed in this side elevation.

27 King Road
This property is located to the north of the site. It is separated from the extension by a twitten and has its own extension off its outrigger. While the development is slightly longer than the neighbour's extension the separation distance and neighbour's extension mitigate the impacts on this property. The eaves height on the extension was raised as part of the application due to this relationship being less sensitive than with the neighbour to the south. The neighbours were reconsulted on the revised plans. There are no adverse impacts to these residents.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Works that do not form part of the approval to be removed within 2 months
3. Matching materials
4. No openings to side elevations of extension

Informative

1. Approved following revisions
2. Party wall act

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

Case Officer: Louise Prew Date: 23/02/2026

Authorised by: Jo Morin Date: 23.02.2026