Expiry Date - 17/10/2025
Extension of Time -

Development Management – Delegated Officer Report

Application Number: AWDM/1078/25 **Recommendation: – APPROVE**

Site: 27 Glynde Avenue Worthing West Sussex BN12 5BH

Proposal: Proposed rear extension attaching to garage

Date of Site Visit: 10/10/25

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site is located to the west side of Glynde Avenue within a residential area of Worthing on the outskirts of Goring. The site backs on to the playing field of Ferring C of E primary School. The property comprises a link detached bungalow, with garage to the north side which adjoins the neighbour's garage and small lean-to extension to the south side. The property has brick and render elevations with a hipped roof and projecting bay to the front. The property is set back from the road behind a very low brick wall, front garden and paved driveway. There is a large garden and a conservatory to the rear.

Proposal

Planning permission is sought for a single storey rear extension adjoining the existing garage. The existing lean to extension to the south side and conservatory to the rear would be demolished.

The proposed extension would measure 4m deep x 7.69m wide with a flat roof of approximately 2.9m high. The extension would accommodate an open plan kitchen/dining/living room with windows and a double door to the rear. The fenestration would be black steel Crittal style throughout and the elevations would be finished in brick and render to match the existing building. Two roof lanterns are proposed in the extension roof. The extension would adjoin the side of the existing garage but no access from the garage is proposed.

The existing door to the south side that provided access to the lean-to side extension would be retained, becoming an exterior door serving the utility room, following demolition of the side extension. A new window is proposed to the south side of the existing building to serve a shower room.

Relevant Planning History:

None relevant

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

This part of Glynde Avenue is characterised by bungalows of similar form and scale in two different designs with hipped or gable roofs.

The proposed extension is located to the rear of the property and over 27m from the pavement edge. Only glimpses of the extension would be possible through the gaps between properties. The roof of the extension would only project a minimal amount above the plane of the existing roof slope and would not appear dominant or intrusive in the street scene.

The proposed extension would be subsidiary in scale and form to the existing building and would be finished in materials to match.

There would be no adverse impact on the character of the property or the visual amenities of the locality as a result of this extension.

Residential Amenity

The most affected properties are those to the sides at No.25 and 29 Glynde Avenue.

No.25 is located to the south side of the application property and has a small side extension, adjacent to the side extension at the application site that is to be demolished. The side extension to be demolished is not attached to the neighbour's extension and it is intended to reinstate a fence in this position. There is a gap of about 1m between the side of the proposed extension and the boundary and a high fence to this boundary. The proposed extension is to the north of this neighbour and would not extend beyond a line projected at 45 degrees from the midpoint of the neighbours nearest window to a habitable room and would not diminish light to their property. The proposed extension is not considered to appear overbearing or oppressive to the

neighbours. There are no windows proposed to the side elevation and no overlooking or loss of privacy would occur.

The door to the side serving the utility room is an existing door and would look on to the blank wall of the neighbour's extension. The proposed window to the shower room would also look on to the blank wall. Both openings serve non-habitable rooms and would not result in overlooking or loss of privacy.

No.29 is located to the north side of the application property and separated by a pair of garages and a fence to the boundary. The proposed extension would extend 1.24m further to the rear than the garages but is set in approximately 2.6m from the boundary and would not have any adverse impact on light to the neighbours house or garden. No openings are proposed to the north side and no overlooking or loss of privacy would occur.

There would be no adverse 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. Matching materials
4. No openings to side elevations of 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: Amanda Haslett Date: 10/10/25

Authorised by: Jo Morin Date: 10.10.2025