

Development Management – Delegated Officer Report

Application Number: AWDM/0439/26

Recommendation – APPROVE

Site: 55 Cranleigh Road Worthing West Sussex BN14 7QW

Proposal: Application for a Certificate of Lawful Development for an Existing single storey rear extension

Site visit: N

Proposal, Site and Surroundings

The application site is located on the western side of Cranleigh Road which comprises terraces of houses. No. 55 has a small front garden which has been converted to parking, to the rear there is a garden. On either side of the extension the neighbouring properties have single storey rear extensions to the same depth as the extension of 3m.

The application relates to the existing single storey rear extension, the depth of the extension is 3m and is the full width of the host property. The roof is sloping to the rear elevation with a maximum height of 3.475m and an eaves height of 2.14m. Within the roof it hosts three rooflights, two larger located to the south and a smaller one located to the north.

Within the rear elevation is a pair of sliding doors and a window that faces onto the rear garden. No windows are located within the side elevations facing the neighbouring properties.

Planning Assessment

Principle

The proposal will be viewed against the criteria of permitted development, as laid out within The Town and Country Planning (General Permitted Development) (England) Order 2015

Consideration

Schedule 2, Part 1, Development within the curtilage of a dwellinghouse
Permitted Development

Class A – Enlargement, improvement or other alteration of a dwellinghouse

A.1 Development is not permitted by Class A if-

a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of the Schedule (changes of use);

Analysis: The dwellinghouse has not been created through change of use by virtue of Part 3.

b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

Analysis: The application site is approximately 122sqm not including the original dwelling. Google maps shows a garage and outbuilding within the rear garden although these are not shown on the block plan so it is unclear if they are still in situ. The Council's GIS also shows the garage which measures as 16sqm. A small shed is also visible at about 4sqm. When combined with the 18sqm extension the coverage would still be under 50% at approximately 31% of the curtilage. If these buildings are no longer present the coverage would be about 15%.

c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;

Analysis: The extension is single storey in nature.

d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;

Analysis: As above.

e) the enlarged part of the dwellinghouse would extend beyond a wall which:
i) forms the principal elevation of the original dwellinghouse; or
ii) fronts a highway and forms a side elevation of the original dwellinghouse;

Analysis: The extension is located to the rear of the site.

f) subject to paragraph g) the enlarged part of the dwellinghouse would have a single storey and-
i) extend beyond the rear wall of the original dwellinghouse by more than 4m in the case of a detached dwellinghouse, or 3m in the case of any other dwellinghouse, or
ii) exceed 4m in height;

Analysis: The depth of the extension is 3m. The maximum height of the extension is 3.475m.

g) for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and-
i) extend beyond the rear wall of the original dwellinghouse by more than 8 m in the case of a detached dwellinghouse, or 6m in the case of any other dwellinghouse, or

ii) exceed 4m in height;

Analysis: N/A

ah) the enlarged part of the dwellinghouse would have more than a single storey and-

i) extend beyond the rear wall of the original dwellinghouse by more than 3m, or

ii) be within 7 m of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;

Analysis: The extension is not more than a single storey, therefore i) and ii) do not need to be considered.

i) the enlarged part of the dwellinghouse would be within 2m of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3m;

Analysis: The eaves of the extension is 2.45m.

j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would-

i) exceed 4m in height;

ii) have more than a single storey; or

iii) have a width greater than half the width of the original dwellinghouse; or

(ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j).

Analysis: The extension is to the rear.

k) it would consist of or include-

i) the construction or provision of a verandah, balcony or raised platform,

ii) the installation, alteration or replacement of a microwave antenna,

iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or

iv) an alteration to any part of the roof of the dwellinghouse.

Analysis: None of the above apply.

(l) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

Analysis: The dwellinghouse has not been created by virtue of Part 20.

A.2 In the case of a dwellinghouse on article 2(3) land:-

a) it would consist of cladding of any part of the exterior of the dwelling house with stone, artificial stone, pebble dash, render, plastic or tiles.

- b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse;
- c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwelling house.
- d) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (b) and (c).

Analysis: The dwelling is not on article 2(3) land.

A.3 Development is permitted subject to:-

- a) materials must be of a similar appearance to those used in the construction of the exterior of the existing dwelling;
- b) any upper-floor windows located in a wall or roof slope forming a side elevation must be:-
 - i) obscured-glazed, and
 - ii) non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.
- c) Where the enlarged part of the dwelling house has more than one storey or forms an upper storey on an existing enlargement of the original dwelling house the roof pitch of the enlarged part must so far as practicable be the same as the roof pitch of the original dwellinghouse.

Analysis: The materials match that of the existing property throughout and do not have any windows above the ground floor.

Recommendation

Issue a Certificate of Lawfulness for Existing Development, the submission of a planning application for the works will not be required.

Reasons for Recommendation

The application constitutes 'development' as defined by Section 55 of the Town and Country Planning Act 1990 but is permitted by Class A of Part 1 Schedule 2 of Town and Country Planning (General Permitted Development) (England) Order 2015.

Case Officer: Finlay Gardner

Date: 08/06/2026

Authorised by: Louise Prew

Date: 18/06/2026