Development Control – Delegated Officer Report

Application Number: AWDM/0872/25 Recommendation: Approve

Site: 18 Marshall Avenue, Worthing

Proposal: **Single-storey rear extension to replace the existing conservatory; changes to roof of two-storey side extension and garage; replacement front porch.**

Site visit: 30.09.2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site relates to a detached two storey dwelling located on the north side of Marshall Avenue. To its west side is a large flat roofed two storey addition set back from the frontage and wrapping around the north west corner of the house. To its east side there is an attached garage. A conservatory has also been added to the rear.

This is a predominantly residential area comprising of a mix of dwelling types and designs with a spacious setting due to their substantial plots and generous setback from the street frontage.

Proposal

Permission is sought for alterations to the roof of the existing two-storey side/rear addition to form a false pitch roof to wrap around each side. New composite cladding is also indicated to its rear and side walls. A new false pitched roof would also be formed on the frontage of the garage following removal of a rear lean-to section of roof. Matching roofing materials are proposed.

To the frontage the existing porch would be removed and a new window installed. A replacement porch canopy is proposed that would be positioned to span across the projecting front wall to the east of this with a new front door and window installed. The porch would have a tiled roof with oak posts and brick plinth.

A single storey extension is also proposed to the eastern end of the rear elevation which would replace the existing conservatory. The proposed extension would align with the main east side wall of the house and would measure approximately 6.2 metres in width and 4.5 metres in depth. It would have a flat roof with false pitch wrapping wound each side up to 3.3 metres in height. Matching materials are proposed

Relevant Planning History:

02/00919/FULL - Proposed extensions to side and rear including re-roofing of existing conservatory
STATUS: CCN 4th October 2002.

Consultations:

The **Highway Authority** has raised no objection and made the following comments

This application is for single-storey rear extension to replace the existing conservatory; changes to roof of two-storey side extension and garage; replacement front porch. The site is located on Marshall Avenue, an un-classified road subject to a speed limit of 30mph.

No alterations to the existing access are proposed. The proposal is not anticipated to result in a material intensification of use of the existing access, or generate an increased parking demand. The LHA would not raise any highway safety concerns to the proposal.

Conclusion
The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

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

There is a mix of bungalows and two storey houses in the street with variety in their individual form, design and detailing.

The existing side extension has been designed as a subservient addition but is somewhat incongruous with its flat roof design. Although there is an existing false pitch element to the front elevation, this does not fully conceal the flat roof. The proposed false pitch would wrap around each side and would extend higher than existing which would appear more cohesive with the main roof form and in concealing the flat roof. The full extent of the proposed cladding to this part would not be readily visible in the

streetscene given the proximity to the neighbouring dwelling to the west and would be limited to the first floor sides and rear elevation of this element and as such would not appear as a prominent feature.

The replacement porch would appear reasonable in its scale and design and would not cause any significant harm to visual amenity.

At the rear the proposed extension would be set well in from the side boundaries and would appear reasonably sympathetic in its scale and design. The use of matching materials would help blend with the recipient building.

The new false pitch to the front of the garage would screen some of the flat roof and would not cause any significant harm to visual amenity.

Subject to the use of matching materials design and impact on visual amenity is considered acceptable.

Residential Amenity

The main impact arising from the proposals would be to the occupiers of the neighbouring dwellings at No.14 to the east and No.20 to the west. Neighbouring dwellings to the rear and on the opposite side of Marshall Avenue would be sufficiently remote from the proposed development to avoid any significant impact.

On the east side, No. 14 is a bungalow set back from the frontage of No.18 and positioned at a lower ground level to the application site. There is a walkway to the west side of the bungalow adjacent to the common boundary where there is a boundary wall. The bungalow has three obscure glazed windows in its side wall facing the application site.

The proposed rear extension would be set in from the boundary with No.14 and with a separation distance of approximately 5.8 metres overall, aligning with the existing main side wall of No.18. Although No.14 is sited at a lower ground level, having regard to the scale of the extension and separation distance it is considered that there would be no significant detrimental impact to residential amenity as a result. A window is proposed in the east side wall facing towards the side of No.14 but given the relationship between the two dwellings it is considered that there would not be any significant loss of privacy. The roof alterations to the garage on this side would include removing a section of lean-to roof and the addition of a false pitch roof to the front elevation but this would be relatively small in scale and given the relationship between the two dwellings it would not pose any significant threat to residential amenity. The front porch and alterations to the two storey roof on the west side would be sufficiently separated from the neighbouring bungalow at No.14 to avoid any significant impact.

To the west side, No.20 is a bungalow set at a higher ground level than the application site. It has a large dormer extension at the rear built up to the side gable wall and a rear conservatory has been added. There is a small window in the main side wall positioned towards the frontage that faces the application site but main outlook appears to be to the front and rear.

The proposed single storey extension would be sufficiently separated from the boundary with No.20 to avoid any significant impact in terms of light or outlook given its scale. The proposed side elevation would be fully glazed but given the separation distance and intervisibility currently with the existing conservatory and that of the neighbours where it would have a similar impact, it is considered that the proposal would not cause any significant loss of privacy. In relation to the roof alterations on this side, whilst the overall height of the existing extension would increase as a result of the proposed roof, this would not be to an extent to cause any significant impact to the amenities of the neighbouring occupiers. The front porch alterations and alterations to the garage roof would be sufficiently remote from No.20 to avoid any significant impact.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials as indicated
4. Cladding only as specified

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: Rebekah Hincke Date: 08.10.2025

Authorised by: Louise Prew Date: 8/10/2025