Development Control – Delegated Officer Report

Application Number: AWDM/0844/25 Recommendation: Approve

Site: 117 Newland Road, Worthing

Proposal: Single storey rear and side wraparound extension

Site visit: 09.09.2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site relates to a two storey terraced house located on the north side of Newland Road. This was previously a shop at ground floor level, and converted to be used in conjunction with the first floor as a single dwelling following planning permission in 2017 (AWDM/1642/17 refers). The house has a two storey rear projection like others in the terrace. There is an arched walkway to the west side of the house, which appears to be in the ownership of No.117, with accommodation above and which also provides access to a rear twitten serving other dwellings within this terrace and to dwellings to the rear in Station Road.

Proposal

Permission is sought for the construction of a single storey extension to the rear which would wrap around the existing two storey rear projection. It would measure approximately 4.4 metres in width and 4.7 metres in depth from the main rear wall of the house, protruding 1.5 metres beyond the rear projection. It would have a flat roof with parapet up to 2.9 metres in height. A painted render finish is proposed.

Relevant Planning History:

AWDM/1642/17 Conversion of shop on ground floor to residential accommodation to be used in conjunction with existing first-floor flat as one dwelling, replace existing shop window on south elevation with new window and retrospective consent to retain white uPVC windows to front (south) and rear (north) elevation. Erection of front boundary wall to match neighbouring dwellings. Approved 27.12.2017

Consultations:
None

Representations:
None

Relevant Planning Policies
Worthing Local Plan policies (WBC 2023): SP1, DM5, DM20

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 would be at the rear of the building where it would not be readily visible in the streetscene given the arched walkway which offers only limited views. The full extent of the extension would not be visible with limited projection beyond the rear wall of the two-storey outrigger. Its scale and design would appear reasonable in this context. The existing house has a painted rendered finish, and the use of matching materials would help blend with the recipient building and this can be secured by condition in the interests of visual amenity. Design and impact on visual amenity are considered acceptable.

Residential Amenity

The main impact arising from the proposals would be to the occupiers of the neighbouring dwellings at No.119 to the east and No.115 to the west. Other neighbouring dwellings to the rear would be sufficiently remote from the proposed development to avoid any significant impact given its scale.

To the east No.119 is a similar terraced house which has a two storey rear outrigger with a single storey addition and a further lean to covering attached at the rear. There are no side windows to No.119 facing the application site. Having regard to this relationship and that the proposed extension at No.117 would not extend beyond the rear of the neighbours own rear additions, it is considered that there would be no significant threat to the amenities of occupiers of No. 119.

To the west, the neighbouring dwelling at No.115 is separated from the application site at ground floor level by the adjacent walkway. A Land Registry title plan has been provided showing this walkway within the red edge of No.117 and a Certificate A has also been signed. The proposed extension would align with the existing ground floor side wall that forms the side wall to the access way. At No.115 the rear outrigger extends slightly beyond that of the application site. The proposed extension would have a limited projection beyond the existing two storey outrigger. Having regard to this relationship it is considered that the proposed development would not pose any significant threat to neighbour amenity in terms of light or outlook.

A condition to prevent any side windows being installed is recommended in the interests of protecting privacy.

Flooding

The site is identified as being at risk of surface water flooding in the SFRA 2024. The applicant has indicated that floor levels would be no lower than existing floor levels and flood proofing/ resistance and resilience measures have been incorporated.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No further side windows

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: 22.09.2025
Authorised by:	Peter Barnett	Date: 22 September 2025