Expiry Date - 03/12/2025
Extension of Time – 30/01/2026

Development Management – Delegated Officer Report

Application Number: AWDM/1211/25 Recommendation: – APPROVE

Site: 1 Newling Way Worthing West Sussex BN13 3DG

Proposal: Rooms in roof consisting of raising ridge height, front and rear dormers and hip to gables to east and west.

Date of Site Visit: 02/12/2025

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site is located on a corner plot at the junction of Newling Way (to the south) and Hayling Rise (to the west) within a residential area of Worthing. The property comprises of a detached, L-shaped bungalow with brick and render elevations and a tiled hipped roof. There is an integral garage to the front, accessed from the driveway on to Newling Way. The property has been previously extended with a small extension to the front and a large single storey extension to the rear. The main garden for the property is to the west side and front (south) of the building and there is a large summerhouse/home office adjacent to the west boundary of the site (constructed under permitted development).

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

Planning permission is sought for a loft conversion including raising the ridge, hip to gable extensions to the sides and front and rear dormers.

The main ridge of the building would be raised by approximately 0.8m to accommodate rooms within the roof. The hipped roof to the east and west sides would be extended to form gables. A new window would be inserted in the proposed west side gable serving a walk in wardrobe.

The proposed dormer to the front elevation would measure approximately 3m wide x 2.3m high x 2.8m deep, with a window to the front, serving the bedroom, and would be positioned centrally on the roof to the east of the front hip projection.

The proposed rear dormer would measure approximately 7.8m wide x 2.3m high x 2.8m deep with an obscure glazed window to the rear, serving a shower room.

All extensions would be carried out in tiles to match the existing dwelling.

The application has been amended to remove the roof terrace to the front and to significantly reduce the size of the front dormer.

Relevant Planning History:

AWDM/1494/22 - Demolition of 3 x outbuildings, new outbuilding in garden (to be constructed under permitted development), front porch extension with new roof to garage and single storey extension to rear.
STATUS: Application Permitted 6th December 2022.

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

Buildings to the west end of Newling Way are generally bungalows, with taller buildings to the east end. There is a wide variety of property styles and form in the street scene with no distinct building line, or set back to the front. Some properties are positioned at an angle to the road including the application property. Roof additions and extensions are common in the area, however many of these have been constructed under permitted development, particularly the larger side and rear dormers, many of which are visible in the street scene. Approximately half of the properties in Newling Way have dormers to the front although these are predominantly small, pitched roof dormers or form part of the original design for the house. There are also some flat roof dormers to the front and again these tend to be smaller additions. The application property is more prominent than its neighbours to the east, due to its position on a corner plot at the top of a hill (Hayling Rise). The site is reasonably well screened by dense hedging to the front and side boundaries however the roof additions and extensions would be visible above the hedge.

The application property has a much lower ridge and shallower roof than neighbouring buildings. The proposal to raise the ridge would sit comfortably within the varied street

scene and would be similar in height to surrounding buildings. The gable roof form would also reflect other buildings in the immediate locality and these alterations would not appear dominant or intrusive in the street scene or out of keeping with the character of the area.

The large dormer to the rear would be screened from the main views to the front by the raised ridge and gables but would be visible from the road to the east as the property is at an angle to its neighbour. The large rear dormer would be viewed in context with similar dormer additions and in its position to the rear is not considered to significantly detract from the visual amenities of the locality.

The proposed front dormer has been significantly reduced in size from the original submission. The much smaller scale of the amended dormer would sit well within the roofscape retaining a large proportion of the main sloping roof to the sides. The flat roof form is seen elsewhere in the road and is considered acceptable for a smaller dormer such as this. The roof terrace to the front has been removed. Given the variety of design and form of dwellings and additions within the street scene and the presence of various dormers in the area, the amended proposal is considered acceptable and would not have any significant adverse impact on the visual amenities of the locality.

Residential Amenity

The most affected properties are the neighbours to the north of the site at No.58 Hayling Rise and to the east at No.3 Newling Way.

No.58 is located to the rear of the application site, on higher ground and with a higher eaves and ridge height. The flank wall of the neighbour's bungalow faces south and has a high level window at ground floor level serving the lounge, this room is also served by openings to the front and rear. The rear elevation of the application property is angled to the north-east with the east end of the roof, where the rear dormer is proposed, being further away. Due to the lower ground levels of the application property and the angle in relation to the neighbour's house, the raised ridge, gable and dormer additions would not result in any significant overshadowing or loss of light to the neighbour's property and would not appear overbearing or oppressive in outlook. The proposed rear dormer would have a single obscure glazed window serving a shower room and would not result in overlooking or loss of privacy.

No.3 is located to the east side of the application property on higher ground and with a higher eaves and ridge height. No.1 is positioned further forwards in its plot and at an angle to No.3, so that the east side of the roof faces towards the front garden of No.3. The roof extensions would be forward of the openings to the side of No.3 which consist of two windows serving a shower room and WC. The raised ridge, gable and dormer additions would not result in any significant overshadowing or loss of light to the neighbour's property and would not appear overbearing or oppressive in outlook. The proposed rear dormer window faces across the rear garden of No.3 but would be obscure glazed and serve a shower room and would not result in overlooking or loss of privacy to the neighbours.

It is not the Council's normal practice to impose conditions controlling hours of construction on householder developments. However, it is noted that the applicant is

a builder by trade and therefore it is considered appropriate to add an informative advising that works to implement the development should not take place outside normal working hours in order to minimise disruption to neighbours.

There would be no significant detrimental 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 additional openings to east side or rear wall or roof of extensions
5. Obscure glazed/fixed shut window to rear dormer

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Advice – Hours of Work

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

Case Officer:	Amanda Haslett	Date: 30/01/26
Authorised by:	Jo Morin	Date: 30.01.2026