

Development Management – Delegated Officer Report

Application Number: AWDM/0192/26

Recommendation: – APPROVE

Site: 124 Ardingly Drive Worthing West Sussex BN12 4TP

Proposal: Single-storey side/rear extensions; loft conversion with hip to side gable roof extension, rear dormer and front roof light.

Date of Site Visit: 09/03/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site is located to the north side of Ardingly Drive within a residential area of Worthing. The property comprises a two storey, semi-detached house with brick and rendered elevations and a tiled hipped roof. There is a single storey flat roof projection to the rear, a detached garage and a good size garden enclosed by high fences and evergreen hedging. The property is set back from the road behind a low wall, lawned front garden and a driveway providing parking for several vehicles.

The property is not within a conservation area, is not a listed building and there are no protected trees on site. The railway track is to the rear of the site.

Proposal

Planning permission is sought for a single storey side/rear extension and loft conversion with hip to gable roof extension, rear dormer and front rooflight.

The proposed rear extension would be to the east side of the existing rear kitchen extension and would measure approximately 3m deep x 2.4m wide with a flat roof of 3m high. This part of the extension would form an open plan kitchen/dining room with French doors to the rear elevation.

The side/rear extension would be to the west side of the existing rear kitchen extension and would measure approximately 8.45m deep x 1.8m wide with a shallow monopitch roof of 3m high to the rear and 3.4m high with a parapet to the front. The extension would form a utility with window to the rear, a study/bedroom with window to the side and a toilet to the front with a window to the front.

The proposed loft conversion would include a hip to gable extension and rear dormer. The roof would be extended out to the west side to form a gable with a small obscure glazed window, fixed shut below 1.7m from finished floor level and finished in tiles to match the existing. The rear dormer would measure approximately 5.3m wide x 2.5m high x 3.65m deep with two windows to the rear serving a bedroom and ensuite and finished in tiles to match the existing building. A rooflight is proposed to the front of the building.

The application has been amended to reduce the depth of the rear extension to a maximum of 3m, added a barge board to the side gable (instead of a wraparound dormer) added a parapet roof to the front and amended windows that line through with the existing windows.

Relevant Planning History:

None relevant

Consultations

Planning Applications Highways - *The site is located on Ardingly Drive, an unclassified road subject to a speed limit of 30mph.*

The proposal will result in two additional bedrooms for the existing two-bedroom dwelling. No alterations to the existing access arrangements are proposed. The proposal will result in the loss of vehicular access to the existing garage, and the loss of parking provision to the side of the property. At least two parking spaces will remain to the site frontage. As such, the proposal has the potential to result in an overspill parking demand which would have to be accommodated on-street. The LHA would not raise any highway safety concerns to additional on-street parking in this location, however the LPA may wish to consider the potential impacts of this proposal on on-street parking from an amenity point of view.

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.

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

The street scene is characterised by two storey, semi-detached houses of similar design and form, set back a consistent depth from the road. Many of the properties have extended at single storey to the rear and have loft conversions consisting of hip to gable extensions and rear dormers. There are also some examples of single storey side extensions in the street scene including at the neighbouring property.

The proposed hip to gable extension and rear dormer have been amended to include a gable to avoid a wraparound dormer. This amendment is considered to significantly improve the design of the loft extensions and would be in keeping with other loft conversions in the immediate area many of which are visible from the road. The hip to gable extension and rear dormer would be finished in tiles to match the existing building and would not result in any harm to the character of the property or the surrounding area.

The single storey rear extension would be screened from view by the existing building and would have no adverse impact on the area. The single storey side extension would be visible but is set back over 13m from the pavement and is narrow and single storey in height and would not appear dominant or intrusive in the street scene. The front of the extension has been amended to provide a parapet roof to avoid a heavy soffit detail. The front and side windows to this extension have also been amended to line through with the existing openings, improving the appearance of the extension. The extensions are 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 visual amenities of the locality as result of this application.

Residential Amenity

The most affected neighbours are those to the sides at No.122 and 126 Ardingly Drive.

No.122 is the adjoining house to the east side, separated by a high fence to the boundary. The proposed rear extension would be adjacent to this boundary and extend for a depth of 3m at 2.95m high. An extension in this position would extend beyond a line projected at 45 degrees from the midpoint of the neighbours rear doors and for this reason the extension was reduced to a depth of 3m. While the extension would still project beyond this line, the reduced depth of 3m would be in accordance with guidance set out in the SPG – ‘Extending or altering your home’ and what could be constructed under permitted development. A single storey extension in this position is therefore not considered to result in any significant loss of light to the neighbours property or appear overbearing or oppressive. There are no openings proposed to the east side of this extension and no overlooking or loss of privacy would occur.

No.126 is located to the west side and separated by a driveway, high fence and timber lean-to extension to the side of the neighbour’s property (constructed under permitted development). A gap of around 0.65m would be retained between the side of the proposed extension and the boundary fence. The extension would not project any further to the rear than the neighbours extension and there are no openings to the side of the neighbour’s property that would be affected by a single storey extension in this position. A window serving a bedroom/study would be added to the west side

elevation of the extension but this would look onto the boundary fence and would not result in overlooking or loss of privacy. The proposed hip to gable extension and rear dormer would be the same as that existing at the neighbouring property (constructed under permitted development) and would not have any adverse impact on these neighbours. The proposed side window to the gable would be obscure glazed and fixed shut below 1.7m from finished floor level and would not affect privacy to the neighbour's property.

The proposed rear dormer is not considered to increase overlooking to neighbouring gardens above that which exists from the first floor windows, or to an unacceptable level. Furthermore, a rear dormer extension could be added to the property under permitted development achieving the same outcome.

There would be no detrimental impact on residential amenity 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 east side elevations of rear extension
5. Obscure glazing to west side gable window

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.

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

Case Officer: Amanda Haslett Date: 15/04/26

Authorised by: Louise Prew Date: 15/04/2026