

Development Management – Delegated Officer Report

Application Number: AWDM/1448/25

Recommendation: – APPROVE

Site: 16 Marine Crescent Worthing West Sussex BN12 4JF

Proposal: Proposed single storey side extension; two-storey front and rear extensions; rear dormer and roof light to east roof slope (Refers to 16 and 18 Marine Crescent)

Date of Site Visit: 19.01.2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application relates to a mid-C20, 2-storey, purpose-built flat building having the appearance of a large, detached house, located on the North side of Marine Crescent, opposite the easternmost part of the greensward and Worthing Sailing Club/boat store beyond.

The building consists of a ground-floor flat with a maisonette on the upper floors, including a room in the roof with front dormer. It is constructed in brick with a plain, clay-tiled, hipped roof with front and rear-projecting components. A shallow, first-floor enclosed, glazed balcony in the centre of the front elevation, sits above a slightly deeper part brick, part-glazed porch at ground-floor. The latter provides the main entrance to the GFF flat (18). The entrance to the FFF is on the east side (16). External stairs wrap-around the northeast corner of the rear-projection providing access from the first-floor into an enclosed rear garden. There is a modest glazed porch over the first-floor landing. A conservatory is attached to the west of the external stairs at ground-floor, infilling the northwest corner.

A driveway between the west side of the building and fenced site boundary leads to 2no brick-built garages and an attached carport located in the rear northwest corner of the plot.

The site is located within EA Flood Zone 3.

Proposal

Permission is sought for: -

- Single-storey side extension 4.9m deep x 1.8m wide with a flat roof 2.9m high, faced in brickwork. The extension would be sited toward the front half of the building, infilling the existing gap between the East side elevation and the site boundary. It would provide an enlarged porch/lobby for No.18 with a new front entrance facing the street (16).

- Two-storey front extension. It is proposed to remove the existing enclosed first-floor balcony and porch in the centre of the front elevation and replace it with a larger porch at ground-floor and larger enclosed balcony on the first-floor above. At ground-floor the porch would have the same width as existing but extend 0.9m further forward (South). The enclosed balcony at FF would extend 1.7m further forward than at present, set-in nominally from the flat-roofed edges of the porch below. The proposed GF porch would be glazed above a dwarf wall (as at present). The enclosed balcony would be glazed at the sides and rear with a UPVC infill panel where it adjoins the slope of the existing cat-slide roof on the East side. A frameless glazed balustrade would wrap-around the exterior of the enclosed balcony (16 and 18).
- Two-storey rear extension. It is proposed to remove the existing external stairs/FF glazed lobby and GF rear conservatory and erect a 2-storey brick-built extension on a similar footprint, 3.65m deep x 6.75m wide, providing an enlarged kitchen at ground and first-floor and incorporating new enclosed stairs from the first-floor. The main part of the extension would have a hipped and pitched, tiled roof continuing the ridge of the existing rear projection northward, with a 'crown' roof or 'tiled edge' over the new enclosed stairs (16 and 18).
- Rear dormer 1.8m high x 2.7m wide x 2.3m deep to provide the existing, reconfigured, second-floor bedroom with a larger, en-suite shower room (16);
- 1no roof light on the east side slope of the existing main roof positioned above the reconfigured staircase leading from the first to second-floor (16).

The application has been amended following negotiation.

An FRA (standing advice) accompanies the application.

Relevant Planning History: None

Neighbour Representations

2 objections have been received from the occupiers of 19 and 21 Smugglers Walk raising the following concerns: -

- *The only objection I have is one of privacy, we have 2 very young children and if the building is getting closer to our boundary at the back we would ask that all rear facing windows are obscured as are the ones on the property next door to this. We just don't want people being able to watch them in the garden or in their bedrooms getting changed.*
- *The proposed dormer would create a direct line of sight into the habitable rooms and garden of my property resulting in unacceptable loss of privacy;*
- *The scale, bulk and design of the dormer and side extensions are uncharacteristic with the design and appearance of existing developments and represent an incongruous over development which would appear overbearing and out of scale with the surroundings.*
- *Applications for other similar developments in the vicinity have been refused or approved with specific conditions to mitigate the impacts. These should be taken into consideration in the interests of consistency.*

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 size, form and massing of the proposed extensions would be subsidiary in scale and appearance to the host building. Minor amendments have been negotiated including a minor set-back to the front of the single-storey side extension in order to create a 'shadow line' and replacing the initially proposed horizontal cladding to the sides of the enclosed front balcony on the first-floor with glazing in order to create a more 'lightweight' appearance. The proposed rear dormer is well-balanced on the rear roof slope, set down from the main ridge and with tiled roof slope visible around it. The use of matching materials will help the proposed additions integrate with appearance of the existing building and will not detract from its existing proportions or appear out of keeping with the existing character.

Residential Amenity

The most affected properties are those on either side and to the rear.

12/14 Marine Crescent

This purpose-built flat building adjoins to the northeast of the site. Similar but not identical to the application property, it has been designed to appear from the front as a single, detached dwelling house. A driveway to the southwest side of the building leads to rear garaging and a garden. Large windows at ground and first-floor in the southwest side elevation face toward the application site. Unusually, these windows, which it is assumed served habitable rooms, do not appear to benefit from a secondary or alternative aspect to the rear of the building. There will be a separation distance of approximately 9m between these windows and the proposed 2-storey rear extension. An amendment to the roof form of the latter has been negotiated to reduce the height and 'bulk' of the closest component. As amended, the proposed extension would satisfy the BRE 25-degree daylight test for the ground-floor window, demonstrating satisfactory receipt of daylight. The closer proximity and increased 'bulk' of the proposed 2-storey rear extension compared to the existing structures to be removed would have some additional enclosing and overshadowing impacts on these windows. However, it is considered the resulting effects would not be so severe to warrant refusal on this ground.

The first-floor window in the northeast side elevation will need to be obscure-glazed to safeguard against mutual overlooking.

The proposed single-storey side extension, 2-storey front extension, rear dormer and rooflight on the northeast roof slope would have no adverse effects on amenity.

20 Marine Crescent

This detached, single dwelling house lies to the southwest of the application property. It sits slightly forward of the front of 16/18 and its floorplan is not so deep. It has been enlarged by an attached garage on the northwest side and conservatory to the rear. The proposed 2-storey rear extension would extend well beyond the rear wall of No.20 (and its rear conservatory). The spacing between these properties is sufficiently generous that the additional height and bulk of the proposed rear extension would not have any significant impacts on the receipt of light to or outlook from the rear windows of No.20.

However, there is concern that 2no first-floor windows proposed in the southwest elevation (1no in the proposed extension and 1no in the existing flank wall) would allow direct views across the driveway towards the rear garden and patio area of No.20. Small trees/shrubs growing alongside the boundary in the garden of No.20 offer some screen protection but this is not considered sufficient to mitigate the harm. A requirement for these windows (serving the enlarged FF kitchen) to be obscure-glazed has been suggested. The Applicant's Agent has commented that these windows allow for a sea view and is an existing situation, with a similar scenario reflected in the relationship to 12/14 to the East. However, the situation is not existing. The existing first-floor glazed element attached to the rear 16 is no more than a glazed lobby and is set well in from the main flank wall of the building. Although there are large windows in the ground and first-floor of 12/14 which overlook the garden of the application property, this is not currently replicated in the fenestration pattern of 16/18. The existing kitchens (GF and FF) do not have windows in the southwest side elevation on the building but instead have an aspect to the rear. The requirement for obscure-glazing to the 2no proposed first-floor windows in the southwest side elevation is considered necessary to safeguard the occupiers of No.20 from unneighbourly loss of privacy.

Smugglers Walk

Nos 19 and 21 lies to the rear of the application property. No.19 consists of a detached chalet dwelling with side dormers and a first-floor window in the rear-facing gable. No.21 consists of a 2-storey detached house.

There will be over 14m between the rear of the proposed 2-storey rear extension and the rear site boundary with 19 and 21, and approximately 20m from the face of the proposed rear dormer. Thus, whilst there will be some overlooking from the rear-facing windows of the 2-storey rear extension and the rear dormer it will not be to a significant degree in the context of this residential suburban environment, or to an extent that would justify a requirement for obscure-glazing.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials or as stipulated on approved drawing
4. First-floor windows in the side elevations of the 2-storey rear extension, and the first-floor window formed in the southwest side elevation of the existing building, to be obscure glazed and thereafter retained.

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? Y

Case Officer: Jo Morin Date: 16.02.2026

Authorised by: Peter Barnett Date: 16 February 2026