

Development Management – Delegated Officer Report

Application Number: AWDM/0102/26

Recommendation – REFUSE

Site: 2 Central Avenue Worthing West Sussex BN14 0DR

Proposal: Proposed additional storey resulting in a two-storey dwelling and single storey front extension with associated works

Date of site visit: various

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site relates to a detached bungalow on the south side of Central Avenue a residential road of primarily detached properties of bungalows and two storey houses. The properties are generally of individual design. The road inclines to the east.

The site is set back from the road with a low wall along the frontage. There is a vehicular access with parking in front of the garage on the eastern side of the plot and a small front garden. The property has a front projection with a bay window and hipped roof with the front door set back. The main part of the dwelling sits under a bonnet roof. The garage which is set further back has a flat roof. The property is slightly offset to the frontage facing north east. The property has small triangular shaped garden to the rear. There is a mixture of fencing and shrubs to the boundaries.

To the east is a detached bungalow which has a gable feature to the front facing parallel with Central Avenue.

To the south is a bungalow facing onto Findon Road

To the north is a further corner property, it is a chalet style and faces the corner of Central Avenue and Findon Road.

Proposal

The application proposes a complete remodelling of the dwelling including a ground floor extension, a new first floor and pitched roof. The site has been subject to previous permission for a first floor and front extension.

The applicant has indicated that the key amendments include:

- Modification of roof pitch, form, and overall massing, including updated roof tile material, and the addition of front and rear dormers and roof windows.
- Repositioning and resizing of first-floor windows, with revised façade detailing.
- Change of first-floor cladding material to enhance the architectural expression.
- Reworked roof form, openings, materials, and detailing of the ground-floor extension.
- Replacement of all windows and alterations to existing external openings.
- Improved internal layout and access to better suit contemporary living.
- Provision of fencing and access from the private amenity space.
- Enhancement of thermal efficiency through retrofit measures to the building fabric.
- The proposed front extension has the same footprint as the current consent but now involves a flat roof with contemporary materials.

The proposed ground and first floor and roof plans have been revised in internal layout and roof form. The proposed first-floor extension provides three bedrooms, a family bathroom, and an en-suite.

The proposed scheme seeks to increase the ridge height of the previously approved planning consent (Ref: AWDM/0134/25) by 0.5 m. This increase results from adjusting the roof pitch from 32° to 35°, aligning with the existing pitch of the bungalow, the approved eaves line would be maintained.

To the front elevation, the current proposal involves an additional window set into the eaves and a rooflight window. To the west elevation the approved hipped roof with pitched roof dormer at first floor becomes a gable end with a window in the gable end facing west.

To the south two half dormer windows have been introduced on the eaves line, with angled metal fins. There are also additional windows at ground floor. To the east existing windows and a door appear to have been retained.

In terms of materials the proposed first-floor extension would be finished in black-stained cladding, while thin vertical timber would be partly used on the ground floor on the front elevation with brick retained elsewhere.

Relevant Planning History:

AWDM/0983/24-Removal of roof and erection of an additional storey at first floor level; single storey front extension-REFUSED

1. The proposed front extension together with the new first floor and roof would by reason of their size, design, scale and form constitute an unduly assertive overdevelopment of the existing dwelling on this modest plot and would be detrimental to immediate existing surrounding development and detrimental to the street scene. The proposal is therefore contrary to policy DM5 of the Worthing Local Plan, Supplementary Planning Guidance "Extending or Altering Your Home" and the relevant policies of the National Planning Policy Framework.
2. By reason of their scale, massing, orientation and proximity to the site boundaries the proposed first floor extension would be overbearing and give rise a perception of overlooking that would be intrusive for the occupiers of 4 Central Avenue and 272 Findon Road detrimental to their amenity. The proposal is therefore contrary to policy DM5 of the Worthing Local Plan, Supplementary Planning Guidance "Extending or Altering Your Home" and the relevant policies of the National Planning Policy Framework

AWDM/0134/25- Erection of additional storey with side facing dormer resulting in a two-storey dwelling; single storey front extension-APPROVED

AWDM/1251/25- Application to vary Condition 3 (materials and finishes) of previously approved AWDM/0134/25. Amendment: change the first floor finish to dark grey fibre cement cladding.

ORIGINAL DESCRIPTION: Erection of additional storey with side facing dormer resulting in a two-storey dwelling; single storey front extension-APPROVED

Consultations: None

Representations: None

Relevant Planning Policies

National Planning Policy Framework (2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Worthing Local Plan 2023 (2020-2036) ("WLP")

DM5 - QUALITY OF THE BUILT ENVIRONMENT
DM16 - SUSTAINABLE DESIGN
DM18 (Biodiversity)

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 main issue is the effect of the proposal on the street scene and the character and appearance of the host dwelling, taking into account previous permissions on the site.

The National Planning Policy Framework advises in Paragraph 131 that good design is a key aspect of sustainable development, is indivisible from good planning, creates better places in which to live and work and makes development acceptable to communities. Paragraph 135 indicates that development should: a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; (b) be visually attractive and (c) sympathetic to local character and history, and in Paragraph 139 states: "Development that is not well designed should be refused especially where it fails to reflect local design guidance and supplementary planning documents such as design guides and codes".

Policy DM5 of the WLP requires all new development to (amongst other things) be of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area; enhance the local environment by way of its appearance and character with particular attention being paid to the architectural form, height, materials, density, scale, orientation, landscaping, impact on street scene and the layout of the development; and make a positive contribution to the sense of place, local character and distinctiveness of an area.

The Council's Supplementary Planning Guidance 'Extending or Altering your Home' indicates the size and shape of any extension should normally be designed to ensure the original house remains the larger and more dominant feature, its design should be consistent with your existing property's style and shape and that roof extensions and dormers are often highly visible and alien features which greatly alter the appearance of a dwelling.

The character of Central Avenue is a wide tree lined avenue of older style properties both bungalows and two storey houses set back from the road and mature in character. Findon Road also has a range of house types. The bungalow currently sits on a corner but due to its scale, set back and landscaping is not unduly prominent. It sits between two bungalows. The three small scale bungalows address this corner and make a harmonious contribution to the street scene.

The previous approved scheme for first floor extension under AWDM/0134/25 and AWDM/0134/25 had been accepted and approved following significant negotiations to create a scheme that was more in character with the existing

dwelling and street scene in general having limited windows at first floor and a hipped roof which with a small pitched roof dormer to the west elevation. The approved first floor extension although accepted to be of greater prominence to the existing small scale bungalow was not considered to be unduly prominent due to the limited and soft detailing at the proposed first floor.

The current application proposes increasing the height of the ridge from that currently approved, creating a gable to the west elevation which had previously been hipped and the introduction of further windows at first floor. The gable end and first floor windows will introduce a more assertive roof form. All these elements would mean that the development would be unduly prominent with none of the refined features that the previous scheme provided to lessen its impact.

The proposed ground floor extension although of a similar footprint to that currently proposed now has a flat roof, the previous scheme maintained an in character pitched roof. This flat roof would add further to the loss of character that the proposed extensions would cause to this small scale dwelling adding further harm.

Although it is acknowledged that application AWD/1251/25 accepted contemporary boarding at first floor, this was a grey colour. The current scheme proposes a black boarding at first floor with some timber a ground floor. Although black boarding is a material that has been used on some traditional buildings, it is not common within the near vicinity and adds to the prominence and heavy design that his proposal will add to this traditional bungalow within an area where the material palette tends to be brick and render.

The amended design on this relatively modest plot between two small scale bungalows would mean that the development would be unduly prominent.

The proposed increase in height, scale, and massing would appear an overdevelopment in the context of this plot and street scene.

The current proposal would not only have an impact on the character of the property but also in views of the street in general. The proposal is therefore considered to be contrary to Local policy, the SPG and NPPF as outlined above.

Residential Amenity

The most affected properties are No 4 Central Avenue and 272 Findon Road.

In terms of the impact on No 4, this property is situated to the east and comprises a bungalow, it is situated approx. 1.2m from the boundary with No 2 and there are secondary windows along the side elevation facing No 2. No 2 currently has a hipped roof which ensures that light is maintained to these westerly facing windows and the bungalow is not obtrusive. The current proposal maintains a similar design to that currently proposed other than the increase in height it is not therefore considered that the proposal would cause

detrimental loss of light or visual impact to this property. There are no proposed windows in the first floor or roof of the proposed extension facing No 4 and as such no additional detrimental overlooking.

With regards to No 272 Findon Road. Due to the limited garden and space to the rear, the proposed two storey development would be with 2-6m from the boundary of the side of No 272. No 272 is also close up to the boundary. The currently application proposes an increase in the ridge than currently approved a gable instead of a hipped roof to the western elevation and the introduction of two windows in the southern first floor elevation as well as a roof light. The increase massing of the roof and the windows albeit treated with angled metal fins would due to the proximity have a detrimental impact on No 272 in terms of visual impact and perceived overlooking.

Recommendation

REFUSE for the reasons:-

1. The proposed front extension together with the new first floor and roof would by reason of their size, design, scale, form and materials constitute an unduly assertive overdevelopment of the existing dwelling on this modest plot and would be detrimental to immediate existing surrounding development and detrimental to the street scene. The proposal is therefore contrary to policy DM5 of the Worthing Local Plan, Supplementary Planning Guidance "Extending or Altering Your Home" and the relevant policies of the National Planning Policy Framework.
2. By reason of their scale, massing, orientation and proximity to the site boundaries the proposed first floor extension would be overbearing and give rise a perception of overlooking that would be intrusive for the occupiers of 272 Findon Road detrimental to their amenity. The proposal is therefore contrary to policy DM5 of the Worthing Local Plan, Supplementary Planning Guidance "Extending or Altering Your Home" and the relevant policies of the National Planning Policy Framework

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible.

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

Case Officer: Jackie Fox

Date: 25.03.26

Authorised by: Louise Prew

Date: 31/03/2026