

Development Management – Delegated Officer Report

Application Number: AWDM/0524/26

Recommendation: – APPROVE

Site: 5 The Glen Worthing West Sussex BN13 2AD

Proposal: Single storey rear extension (involving removal of existing outbuilding) and extension to rear of garage

Date of Site Visit: 13/05/2026.

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site, 5 The Glen, is situated within an established residential area of Worthing. It comprises a detached bungalow with a pitched roof. The surrounding area is characterised predominantly by two-storey detached dwellings set within individual plots, although a variety of property types are also present. Properties typically benefit from private rear gardens and short front driveways. The application property follows this pattern and includes a garage on the left-hand side of the dwelling, located at the end of the driveway. The site also contains an existing single-storey rear extension and an outbuilding, together with the garage, which extends beyond the rear building line of the original dwelling.

The property is not a listed building and is not located within a conservation area. There are no Tree Preservation Orders affecting the site.

Proposal

Planning permission is sought for a proposed single-storey rear extension, including an extension to the rear of the garage. The existing outbuilding is to be removed.

The proposed single-storey rear extension will extend to a maximum depth of approximately 4.27m and 7.71m wide. It will feature a crown roof with tiled edging having a height of approximately 3.25m. The extension to the rear of the garage will contain a flat felt roof approximately 2.49m in height.

The extension will be constructed in face brick and roof tiles to match the existing.

No side openings are proposed on the extension; white uPVC windows and doors will be installed on the rear (west) elevation.

Relevant Planning History:

No relevant planning history.

Consultations

None undertaken.

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 proposed single-storey rear and garage extension would be subsidiary in form and scale to the existing building and would be finished in face brick to match the existing building. Due to this, the extension relates well to the existing building and will not appear out of place. The roof design is acceptable given the single-storey nature of the proposed works.

The proposed extension is to the rear of the building with only glimpsed views possible from the road. The addition of the extension will not appear visually out of keeping and will not detract from the character of the area.

Residential Amenity

The neighbouring properties most affected by the proposed development are those immediately adjacent at 7 The Glen (north) and 3 The Glen (south).

7 The Glen

7 The Glen is located to the north of the application site and consists of a two-storey detached dwelling. The properties are separated by fencing.

No.7 benefits from an existing rear garden outbuilding positioned broadly in line with the application site's existing outbuilding. The application site's outbuilding will be removed as part of the proposed development. Whilst the proposed single-storey rear extension will extend marginally beyond the footprint of the existing outbuilding, the outbuilding within the curtilage of no.7 will provide a degree of screening of the proposed extension.

In addition, the dwellings are positioned on differing building lines, which increases the separation distance between the windows within the rear (west) elevation of no.7 and the proposed extension.

No windows are proposed within the side elevations of the extension, and therefore no overlooking or loss of privacy would arise. The proposed extension will have some impact on the outlook from, and receipt of light to, windows within the rear (west) elevation of no.7. However, having regard to the single-storey scale of the extension, the separation distance afforded by the differing building lines, and the screening provided by the existing outbuilding at no.7, the impact would not be significant or unacceptable.

As a result of the above, there would be no overlooking or loss of privacy to neighbours, and there would be no unacceptable loss of light.

3 The Glen

3 The Glen is located to the south of the application site and consists of a two-storey detached dwelling. No.3 contains an existing single-storey rear extension.

The application site's existing garage already provides a level of screening. Whilst the proposed extension will be slightly deeper than the existing garage, it is not significant.

Moreover, no windows are proposed within the side elevations of the extension, and therefore no overlooking or loss of privacy would arise.

In addition, the dwellings are positioned on differing building lines, which increases the separation distance between the windows within the rear (west) elevation of no.3 and the proposed extension.

The proposed extension will have a minor impact on the outlook from, and receipt of light to, windows within the rear (west) elevation of no.3. However, having regard to the single-storey scale of the extension, the separation distance afforded by the differing building lines, and the screening provided by the existing garage at the application site, the impact would not be significant or unacceptable.

As a result of the above, there would be no overlooking or loss of privacy to neighbours, and there would be no unacceptable loss of light.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to side elevations of extension

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: Tom Westerman Date: 10/06/2026

Authorised by: Jo Morin Date: 11.06.2026