

## **Development Management – Delegated Officer Report**

**Application Number:** AWDM/0708/26      **Recommendation:** – APPROVE

**Site:**              56 Chute Avenue Worthing West Sussex BN13 3DS

**Proposal:**      Proposed single story rear extension

**Date of Site Visit:** 23/06/2026.

**Neighbours Checked:** Y

**Additional Neighbours Notified:** N

### **Site and Surroundings**

The site, 56 Chute Avenue, is situated within an established residential area in Worthing. The site comprises a detached bungalow with a pitched roof. The immediate locality is characterised predominantly by detached bungalows set within individual plots, typically with private rear gardens and short front driveways. The application property also follows this pattern. The application site and surrounding area slopes southwards. An existing conservatory is situated at the rear of the property.

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 replacing the conservatory to be removed.

The proposed rear extension will extend to a maximum depth of approximately 4.37m and 5.24m wide. It will feature a flat roof with a height of approximately 3.04m.

The extension will be constructed in matching brickwork and a flat roof. It is to contain white uPVC double doors on its proposed side (south) elevation, and a white uPVC window on its proposed rear (east) elevation. No openings are proposed on its side (north) elevation.

### **Relevant Planning History:**

No relevant planning history.

### **Consultations**

#### Southern Water

*“Following the weekly list sent on 15th June 2026, Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue*

*and no Southern Water assets will be affected. Therefore, Southern Water has no objections to this proposal.*

*Please note, surface water should not be disposed of into a public foul sewer and must comply with the Hierarchy of H3 of the Building Regulations. For more details, refer to the Drainage and Waste Disposal: Approved Document H on the GOV.UK website.*

*Any new connections to the public sewerage system will require a New Sewer Connection application (also known as a Section 106) to be submitted and approved by Southern Water.”*

## **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 extension would be subsidiary in form and scale to the existing building and would be finished in brickwork to match the existing building. Due to this, the extension relates well to the existing building and will not appear out of place. The flat roof is acceptable given the minor scale of the extension.

The proposed extension is set well back to the rear of the building and only glimpsed views of it will be visible 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 58 Chute Avenue (to the north) and 54 Chute Avenue (to the south).

#### **58 Chute Avenue**

58 Chute Avenue is located to the north of the application site and comprises a detached bungalow. The sites are separated by a combination of boundary fencing, vegetation and garden outbuildings.

The proposed extension would replace the existing conservatory and would contain no openings on its northern side elevation facing No. 58. The extension would project to a similar depth as the existing conservatory, with the proposed structure positioned between the host dwelling and the existing garden outbuilding. Furthermore, a number of existing garden outbuildings within the rear garden of No. 58 provide additional screening. The relationship between the two properties is also influenced by the sloping nature of the site, with No. 58 located at a higher level than the application site.

Whilst the proposed extension would be marginally higher than the existing conservatory, which would be removed, the single-storey scale of the extension, the absence of openings facing No. 58, the existing screening, and the topographical relationship between the properties mean that the proposal would not result in any unacceptable overlooking or loss of privacy. Although there may be a minor additional impact on the levels of light received by No. 58, this would not be significantly different from the existing situation. Accordingly, the proposal would not result in any unacceptable impact on the residential amenity of No. 58.

#### 54 Chute Avenue

54 Chute Avenue is located to the south of the application site and comprises a detached bungalow that has been extended to the rear. The proposed extension would be located on the northern side of the application site, away from the shared boundary with No. 54. Furthermore, the existing rear extension at No. 54 extends further into its garden than the proposed extension.

Notwithstanding the sloping nature of the site, the proposed double-door openings on the southern elevation would not result in any unacceptable overlooking or loss of privacy for the occupants of No. 54. The proposed extension would also not result in any unacceptable impacts on the levels of natural light received by the occupants of No. 54. As a result of the above, there would be no adverse impacts on residential amenity.

#### **Recommendation:**

**APPROVE** subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to north side elevation 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: 07/07/2026.

Authorised by: Jo Morin Date: 08.07.2026