

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

**Application Number:** AWDM/0089/26

**Recommendation:** – APPROVE

**Site:** 5 Gorse Avenue Worthing West Sussex BN14 9PG

**Proposal:** Single-storey rear extension; side extension; roof alterations to create habitable accommodation within the roof space, including raising of ridge height, gables with front and rear barn hips (over existing building and side extension) and rooflights; front porch

**Date of Site Visit:** 21/10/2025 (for previous application)

**Neighbours Checked:** Y

**Additional Neighbours Notified:** N

### **Site and Surroundings**

The site is located to the west side of Gorse Avenue, within a residential area of Worthing. The property comprises a detached bungalow with forward projection, a small front porch and brick elevations. There is an attached garage to the south side with access through the front garden.

In the rear garden is a TPO for a hawthorn which has been removed. There are two protected trees within the front garden a tulip tree and a hawthorn. (97/00037/TPO covers all three trees)

The property has an open frontage on to the road with a driveway and some hardstanding to the front. High close board fencing forms the boundaries of the site to the rear.

The site is not within a conservation area, nor is it a listed building.

### **Proposal**

The proposed development is a redesigned scheme following the refusal of AWDM/1091/25 outlined below. The proposed development is reduced in scale. It includes the roof conversion with increased ridge height, with gable ends with barn hips.

To the front of the existing garage there is proposed to be an infill extension that will meet the existing front elevation and then connect to the loft conversion above. In addition to this a front porch and single storey rear extension are also proposed. Within the rear extension there are proposed to be two roof lights above the kitchen diner.

Within the front elevation there are proposed to be 2 windows at first floor serving the stairwell and the new bedroom 2. Within the rear elevation a window is also sought at first floor.

Solar panels are proposed on the southern roof slope to run along the ridge above the proposed velux windows. There are 3 proposed velux windows on both elevations (north and south).

Within the rear garden it is proposed that there will be two replacement trees.

**Relevant Planning History:**

AWDM/1091/25 - Front and Rear extensions. Rooms in roof consisting of raising ridge with hip to gable to east and west elevations

**STATUS:** Application Refused 31st October 2025 for the following reasons:

01. The proposed extensions, due to their excessive size and design, would fail to assimilate with or reflect the predominant characteristics of the existing building or the wider street scene, resulting in an alien and incongruous form of development. The roof form would become the dominant feature of the dwelling, entirely subsuming the modest proportions of the existing bungalow and causing significant harm to the visual amenities of the locality. The uncharacteristic appearance of the development is further exacerbated by the use of gable ends that are out of keeping with the surroundings. The proposal is therefore contrary to Policy DM5 of the Worthing Local Plan, Supplementary Planning Guidance 'Extending or altering your home' and the National Planning Policy Framework.

02. The proposed development, by reason of height, depth and proximity to neighbouring properties would result in an overbearing and oppressive form of development that would adversely affect the residential amenity of residents at no. 7 Gorse Ave resulting in loss of light and increased sense of enclosure contrary to Policy DM5 of the Worthing Local Plan, Supplementary Planning Guidance 'Extending or altering your home' and the National Planning Policy Framework.

03. The proposed development would be located within close proximity to a protected hawthorn in the rear garden (TPO 37 of 1997) which would have a detrimental impact on the tree to the detriment of the visual amenity and character of the area contrary to policies DM5 and DM19 of the Worthing Local Plan (2023).

AWDM/1525/25 - Application for consent under Worthing Tree Preservation Order No.37 of 1997 to crown lift up to 5.5 metres, remove two lowest limbs to East and West, and clear crown, one Tulip tree T1

**STATUS:** Application Permitted 24th February 2026.

**Consultations**

Tree and landscape officer:

Thank you for your email, I have looked through the application on NEC and the only information regarding trees appears to be the planting location. If planting new trees is a condition, I would normally have the following:

The proposed tree planting shall be carried out in full within one year from the date of this consent and in accordance with details of the size, species and planting position of the replacement tree planting to be agreed in writing with the Local Planning Authority.

Reason: In the interest of visual amenity.

If within five years following replanting, any of the trees die or become seriously diseased, another tree of the same size and species shall be planted in a similar position during the next planting season following the removal of the replacement tree, unless the Local Planning Authority gives written approval to any variation.

Reason: In the interest of visual amenity.

### **Neighbour Representations**

None

### **Relevant Planning Policies:**

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM18  
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 NPPF, policy DM5 of the Worthing Local Plan and relevant sections of the Design Guidance, SPG – 'Extending or altering your home' clearly set out the expectations for development and require that extensions are well designed to reflect the predominant characteristics of the local area, do not adversely affect the appearance of the street scene, are of a scale that is proportionate to existing and surrounding development and do not detrimentally affect the amenities of local residents.

The application property is visible in the street scene, with an open frontage to the street. The increasing massing to the sides and roof would have an impact on the surrounding street scene. It is recognised that the surrounding area has no set character with a variety of house types and various two-storey and single storey dwellings. There are common house features though such as front hipped roofs or narrow gables.

The scale of the roof alterations has been reduced from the original application. It cannot be considered that the increase in massing would result in a development that would be subservient to the host dwelling as required by the SPG. At pre-application it was suggested that a full hip to the front of the site would be more appropriate. However, as submitted the retention of some hipping is considered to be a positive alteration, and the barn hips do allow for this feature to be more sympathetic to the surrounding streetscene.

The side extension seeks to bring the existing frontage of the garage in line with the front of the neighbouring properties including that of the neighbour to the south. As

such this is not considered to visually dominate the street scene. There is a variety in the design of porches within the immediate vicinity and the proposed retains a setback position behind the front projection. It is considered to be acceptable.

The proposed materials will be white render and painted brick with tile hung gables. The proposed materials are all traditional and reflect those present in the streetscene.

It is recognised that the existing dwelling is in poor condition and the redevelopment gives the opportunity to have the property reinstated would give the chance for an improvement to the street scene. It is considered that this revised proposal has on balance overcome the previous reason for refusal.

### ***Residential Amenity***

The most affected neighbours are those immediately adjacent to the site at No.3 and 7 Gorse Avenue.

No.7 is located directly to the north of the application site and would be the one most affected by the proposed development. It is a single storey bungalow. The houses are already in close proximity to each other. The proposal includes a four-metre-deep extension which would be single storey in nature. This depth would be allowed under the permitted development rights of the property. The single storey nature of the proposal is an improvement when compared to the previous scheme where the first floor extended over the rear extension. The first-floor element has been set back and with the barn hop to the rear does not appear to project past the neighbour's rear wall, mitigating any impacts on loss of light or sense of enclosure.

The velux rooflights within the loft conversion would create views into the neighbouring property that are currently not available from within the site. As such there has been a condition attached to the consent that would obscure the glazing of these windows to mitigate the potential for overlooking.

No.3 Gorse Avenue is located to the south side of the application property and is separated by a close board fence. The extension is closer to the shared boundary wall given the new side extension with roof alterations above. The proposed roof slopes upwards away from the shared boundary lessening the impact. As the extensions are to the north, there will be no overshadowing of this property. No. 3 has a garage on the northern boundary which also helps to mitigate the overbearing impact.

As above the use of obscure glazing via condition to the rooflights facing south of the site has been included to ensure that there is no overlooking impact achieved from any future proposed development.

Given the reductions in the scheme, the unneighbourly impacts on the scheme have been mitigated to a level which on balance is considered to be acceptable.

### ***Impact on Protected Trees***

The previous application was refused due to the impact on a protected tree. This tree had been removed without consent. The applicant has advised they have discussed this with the Council's tree officer. As a result of these the applicant is going to be replacing the two trees which have been removed. The tree officer has recommended

tow tree conditions to ensure that the type, size and location are agreed in advance and replaced if either should die within five years.

**Recommendation:**

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

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to side elevations of GF extension
5. Obscure glazing to the velux windows in the north and south elevations
6. Tree planting
7. Replacement of trees

**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: Finlay Gardner      Date: 20/03/2026

Authorised by: Louise Prew      Date: 25/03/2026