

Development Management – Delegated Officer Report

Application Number: AWDM/0038/26

Recommendation: – APPROVE

Site: 16 Sandwich Road Worthing West Sussex BN11 5NT

Proposal: Two storey rear/side extension with associated alterations to roof, single storey side (North) extension and changes to fenestration.

Date of Site Visit: 04/02/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site is located to the east side of Sandwich Road within a residential area of Worthing. The property comprises a detached, two-storey house with brick to the lower elevations and render at first floor, a gabled bay to the front and a hipped roof with a lower hipped roof projection to part of the rear. The property is set back from the road behind a brick and render wall, a front garden and paved driveway providing parking for two cars. There is a detached garage to the rear, adjacent to the north boundary and a good size garden.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

Planning permission is sought for a two-storey rear/side extension and single storey side extension.

The rear south-east corner of the building would be infilled to create a two-storey extension measuring approximately 4m deep x 2.9m wide, aligning with the side and rear of the existing building. The eaves would match those of the existing building, and the ridge would match the height of the main roof; this would involve replacing the lower hipped roof form over the existing rear projection with a higher roof (by 1.25m) to match the height of the main ridge.

The extension would provide a dining room at ground floor (part of an open plan kitchen/dining/living space) with full height windows to the side and doors to the rear and an enlarged bedroom at first floor with window to the rear. The internal space would be reconfigured to provide an ensuite and walk in wardrobe.

A single storey extension is proposed to the north side measuring approximately 5.75m deep x 1.8m wide with a mono-pitch roof of 2.5m high to eaves and 3.8m high to the ridge. The extension would form a utility room with a door to the front, windows to the side and rear and rooflights above.

The extensions would be finished in matching materials to the existing building.

A new full height window would be added at ground floor to the south side and an existing window enlarged to full height both serving the living room. Two new obscure glazed windows would be added to the south side at first floor serving the walk-in wardrobe.

A new obscure glazed window would be added at first floor level to the north side serving an ensuite and the landing window at first floor would be enlarged and obscure glazed.

Relevant Planning History: None relevant

Consultations

WSP - *Following a review of the submitted information, we have no objection on surface water grounds. Due to the site, size, location, and type of development we would recommend the approval of the application with the following informative attached:*

Informative 1: The applicant must follow the drainage hierarchy of preference. Due to the size and location of the development, an infiltration test should be carried out in accordance with the Part H2, paragraph 1.34 to 1.37 of the Building Regulations (https://assets.publishing.service.gov.uk/media/5a80cf9ded915d74e33fc8ae/BR_PD_F_AD_H_2015.pdf). This rate should then be put into the calculation in Part H3, paragraph 3.28. Following this the applicant can use the free tools at <https://www.uksuds.com/> to size the soakaway for the 1 in 100 (1%) plus CC event.

If infiltration fails, the same links should be used to size attenuation storage to ensure surface water runoff does not increase from the existing discharge rate.

To obtain the relevant rainfall data the applicant can visit <https://fehweb.ceh.ac.uk/> to download the point data for their site and input the csv file into the tools above.

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 street scene is characterised by large, detached houses of similar design and form finished in traditional materials of brick, render and tiles.

The proposed two storey extension is to the rear of the property and would only be visible in limited views to the side, between the houses. The proposal would match the existing eaves and ridge height, roof form and pitch of the main roof, reflecting the character of the existing building. The extension is set back over 15m from the road and would not appear dominant or intrusive in the street scene or appear out of keeping in the locality.

The proposed extension would infill the rear corner of the building and would be subsidiary in scale to the existing building. The design, form and materials of the proposed extension would reflect those of the existing building and would not detract from the character of the property.

The proposed single storey side extension would be visible from the road but is small in scale, single storey in height and set back behind the front of the building and would not appear out of keeping in the street scene.

There would be no adverse impact on the visual amenities of the locality as a result of this application.

Residential Amenity

The most affected neighbours are those to the sides at No.14 and 18 Sandwich Road and No.37 and 39 Pevensey Road whose gardens back on to the site.

No.14 is located to the south of the application site and has the same projecting gable to the rear on the north side. There is a high fence to the boundary. This property has extant consent under AWD/0539/25 for a *single storey rear extension to replace an existing conservatory and a single storey workshop extension to the rear of an existing detached garage*. The planning permission granted does not alter the use of rooms or position of any windows to the side of No.14, as detailed in the assessment below. The proposed two storey extension would not project beyond the rear of the neighbour's property and would align with the side wall of the existing building maintaining a gap of 0.71m to the boundary. Windows to the side of No.14 comprise a bathroom window and kitchen window and door at ground floor and a bathroom and staircase window at first floor. The ground floor openings would be opposite the proposed extension but are non-habitable rooms and the kitchen is also served by an opening into the conservatory to the rear and therefore there would be no significant impact on light to these rooms. The first floor openings serve non-habitable rooms and are positioned further forward rather than opposite the proposed extension and would not be detrimentally affected by this proposal. The roof would be raised towards the rear to the same height as the main ridge but would maintain the hipped roof form and in its position to the north of No.14 would not diminish light to the neighbour's property or result in any significant overshadowing. The additional openings at ground floor would face on to the boundary fence and those at first floor would be obscure glazed and serve a non-habitable room (walk in wardrobe) and would prevent overlooking or loss of privacy. The Juliet balcony at first floor to the rear would be

removed and replaced with a window and would not increase opportunities for overlooking to the neighbour's garden. The proposed extension infills a space to the rear corner of the property and would not appear overbearing or oppressive to the neighbours.

No.18 is located to the north of the application site and extends to the same depth as the application property. There is a driveway to No.16 adjacent to the boundary formed by a high fence. The proposed single storey extension would not extend any further to the rear than the existing building and would maintain a gap of 0.8m to the boundary with a low eaves and mono-pitch roof form and would not appear overbearing or oppressive. The only window to the side of No.18 at ground floor is a small bathroom window and at first floor a staircase window, neither of which would be adversely affected by the proposed single storey extension. The additional openings at ground floor would look on to the boundary fence and those at first floor would be obscure glazed and serve non-habitable rooms (ensuite, bathroom and staircase) and would prevent overlooking or loss of privacy.

The proposed extension would not increase overlooking or have any adverse impact on the properties along Pevensey Road whose gardens back onto the site.

There would be no significant detrimental impact on the residential amenities of adjacent occupiers as a result of this application.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No additional openings to side elevations of extension
5. Obscure glazing to first floor new or altered windows

Informative

1. 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.
2. The applicant must follow the drainage hierarchy of preference. Due to the size and location of the development, an infiltration test should be carried out in accordance with the Part H2, paragraph 1.34 to 1.37 of the Building Regulations (https://assets.publishing.service.gov.uk/media/5a80cf9ded915d74e33fc8ae/BR_PDF_AD_H_2015.pdf). This rate should then be put into the calculation in Part H3, paragraph 3.28. Following this the applicant can use the free tools at

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

Case Officer: Amanda Haslett Date: 03/03/26

Authorised by: Jo Morin Date: 04.03.2026