

Development Management – Delegated Officer Report

Application Number: AWDM/0616/26 **Recommendation:** – APPROVE

Site: 2 Moat Way Worthing West Sussex BN12 4DR

Proposal: Hip to barn end roof extension to front roofslope

Date of Site Visit: 03/06/2026.

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site, 2 Moat Way, is situated within an established residential area in Worthing. The surrounding area largely consists of detached bungalows and two-storey dwellings containing pitched roofs. The property comprises a detached bungalow with roof accommodation in a converted loft with a rear roof gable. To the rear, the property benefits from a private garden enclosed by fencing and walls. A conservatory also exists to the rear of the property. The driveway runs down the right-hand side of the property, with a garage being located at its end, with this being built into the bungalow.

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 hip to barn end roof extension to the front roofslope.

The hip to barn end roof extension would extend the north roof slope incorporating a new uPVC window opening in the north (front) elevation, replacing the existing. The proposed roof is to be part hipped.

The roof extension will incorporate two rooflights, one being on the proposed west (side) elevation and one being on the proposed east (side) elevation. Both of these rooflights will be installed 1.7m or above floor level.

No changes to the south (rear) elevation are proposed.

According to the submitted drawings, all external materials are proposed to match the existing.

Relevant Planning History:

AWDM/0282/26 - Front hip to gable roof extension with dormer to West side roofslope
STATUS: Application Refused 28th April 2026.

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 proposals represent a significant improvement over the previous application, AWDM/0282/26, which included a large dormer on the west-side roof slope. The previous application was refused because, when taken together, the proposed hip-to-gable roof extension and dormer would have appeared visually out of keeping with the established character of the area and would have resulted in harm to the overall appearance of the street scene.

The scheme has since been revised and resubmitted, with the dormer removed and the roof extension amended to incorporate a part-hipped roof design.

The site occupies a prominent position close to the junction of the street, where wide views eastwards along Moat Way are available from Alinora Crescent.

The key issue is whether the proposed part-hipped front gable would appear incongruous and unduly dominant within the street scene. Whilst the proposed design is not characteristic of the immediate area and would be more visually prominent than the hipped front roof slopes of neighbouring bungalows and the relatively lower roof of No. 14, it is considered, on balance, that the proposal would be acceptable. The wider street scene exhibits a sufficient degree of variety, including a mix of dwelling types and bungalow styles, such that the proposal would not appear unduly out of place.

The incorporation of the part-hipped roof would retain a hipped element at the front of the property, helping to soften the visual impact of the extension.

The dormer formed the principal concern in the previous application, with the impact of the hip-to-gable extension on the street scene being of lesser significance. As these concerns have now been addressed through the removal of the dormer and

amendments to the roof design, the proposed development is considered visually acceptable. It would not appear materially out of keeping with the established character of the area and would not result in unacceptable harm to the appearance of the street scene.

Residential Amenity

The most affected neighbours are those to the sides at 14 Alinora Crescent and 4 Moat Way.

14 Alinora Crescent

14 Alinora Crescent is located to the west of the application site and comprises a detached bungalow with a hipped roof, occupying a corner plot. The dwelling fronts Alinora Crescent, with an L-shaped frontage wrapping around into Moat Way, and benefits from a private rear garden to the east. An attached flat-roofed garage, accessed from Moat Way, infills the space between the bungalow and the shared boundary with No. 2 Moat Way.

The properties are separated by a combination of boundary treatments, including fencing, walls and the side wall of the garage at No. 14. There are no first-floor windows at No. 14 facing towards the application site.

The previous application, AWDM/0282/26, included a large dormer on the west-facing roof slope which, by virtue of its size and position, would have resulted in an unneighbourly and intrusive degree of overlooking to No. 14, causing unacceptable harm to the residential amenities of its occupiers. This element has been removed from the current proposal.

The revised scheme includes a west-facing rooflight at least 1.7 metres above the finished floor level. As such, it would not afford direct views towards No. 14 and would not give rise to overlooking or loss of privacy. Furthermore, the proposed development would not result in any material loss of light or outlook to the neighbouring property.

Accordingly, the proposed development would not result in unacceptable harm to the residential amenities of the occupiers of No. 14 Alinora Crescent.

4 Moat Way

4 Moat Way is located to the east of the application site and comprises a detached bungalow.

The proposed development includes a rooflight within the east-facing roof slope. The rooflight would be positioned at least 1.7 metres above the finished floor level and, therefore, would not afford direct views towards No. 4. As such, the proposal would not give rise to overlooking or loss of privacy.

Furthermore, the proposed roof alterations would not result in any material loss of light to the neighbouring property. Accordingly, the proposed development would not result in unacceptable harm to the residential amenities of the occupiers of No. 4 Moat Way.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. Rooflights fixed shut except those parts about 1.7m above floor of the room

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: 11/06/2026.

Authorised by: Jo Morin Date: 15.06.2026