

Development Management – Delegated Officer Report

Application Number: AWDM/0663/26 **Recommendation:** – APPROVE

Site: 132A Goring Road Worthing West Sussex BN12 4PH

Proposal: Rooms in roof consisting of roof lights to north, east and south elevations. Removal of chimney.

Date of Site Visit: 25/06/2026.

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site, 132A Goring Road, is situated within an established residential area in Worthing. The site comprises a two-storey semi-detached building with a pitched roof, sub-divided into two flats. The application site relates to the first-floor flat. The immediate locality is characterised predominantly by two-storey semi-detached dwellings set within individual plots, typically with private rear gardens and short front driveways, many of which provide access to garages. The application property (and attached property 134/136) differ from this prevailing pattern by virtue of being flats whilst having the appearance of a pair of semi-detached houses.

The site adjoins the Shaftesbury Avenue Conservation Area to the North and East but is not located within the Conservation Area itself. The property is not a listed building and there are no Tree Preservation Orders affecting the site.

Proposal

Planning permission is sought for the creation of rooms in the roof, involving the installation of rooflights to the north, east and south elevations, and the removal of an existing chimney.

Six Velux rooflights are proposed, comprising two on the front (east) elevation, two on the side (north) elevation, and two on the side (south) elevation. An existing chimney is also proposed to be removed as part of the works.

The original proposal contained a dormer on the side (north) elevation. However, following discussions, this has been removed from the proposals due to concerns about its unsympathetic appearance. A rooflight has been proposed in its place.

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, DM23, DM24
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)
Shaftesbury Avenue Conservation Area Appraisal

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 impact of the proposal on the character and appearance of the host building, the effect on the setting of Shaftesbury Avenue Conservation Area, having regard to the Council's statutory duty under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas, and the impact on neighbouring residential amenity.

Visual Amenity and Heritage

Policy DM24 states that development should not adversely affect heritage assets or their setting. The application site lies within the setting of the Shaftesbury Avenue Conservation Area, which was designated for its cohesive collection of 1930s Modern Movement ('Moderne') architecture. The conservation area is characterised by white-rendered buildings with flat roofs, parapets, strong geometric forms, steel-framed windows and crisp detailing, creating a distinctive and highly unified townscape. The regular building line, consistent roofscape, landscaped setting and surviving original architectural features all contribute positively to its significance. The appraisal also identifies the importance of preserving the area's uniform appearance and architectural integrity, noting that unsympathetic alterations, particularly to windows, doors and external finishes, have eroded aspects of its special character.

Whilst the application site lies outside the designated conservation area, development should preserve the significance of the conservation area as experienced within its setting, having particular regard to its distinctive 1930s architectural character and coherent streetscape.

The original scheme included a flat roofed dormer on the north side elevation. The dormer was positioned relatively high up on the roof and was considered to have an ungainly appearance out of keeping with the proportions of the existing building. Owing to the forward siting of this building on the corner it would have been a prominent addition to the street scene in views from Shaftesbury Avenue and harmful to the

setting of the conservation area. Following discussions, the scheme was amended to remove the dormer, with rooflights proposed in its place.

The amended scheme proposes six rooflights in total. These represent relatively minor alterations to the existing roof and, although they will be visible from the public realm, they are modest in scale and sit flush with the roof slope. As such, they would not detract from the character and appearance of the dwelling or the surrounding area, nor would they harm the significance or setting of the Shaftesbury Avenue Conservation Area. The proposal is therefore considered acceptable in visual and heritage terms.

Residential Amenity

Six rooflights are proposed in total. The only rooflights considered to have the potential to impact residential amenity are the two proposed on the side (north) elevation, which would face 2 Shaftesbury Avenue. However, the rooflights would be located approximately 16m from the nearest window on the side (south) elevation of No. 2. Furthermore, this window is relatively small in size, being tall and narrow in form. Given the separation distance and the limited size of this window, the proposed rooflights would not result in an adverse impact on the residential amenity of No. 2. As such, the proposals are considered acceptable in terms of residential amenity.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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: 12/08/2026.
Authorised by:	Jo Morin	Date: 12.08.2026