Development Management – Delegated Officer Report

Application Number: **AWDM/0490/25** **Recommendation: APPROVE**

Site: 19 Harwood Avenue, Worthing

Proposal: Single storey rear extension and rooms in roof with hip to gable roof extension, rear dormer and front and rear rooflights.

Date of Site Visit: 03/07/25

Neighbours Checked: **Y**

Additional neighbour notification: **N**

Proposal, Site and Surroundings:

Harwood Road comprises semi detached, symmetrical bungalows of approx 70 years age, largely with hip ends, although some have undergone hip to gable extensions.

Adjoining driveways pass between dwellings, as in the case at no19, leading to detached garages. The driveway and garage space is sufficient for several cars.

At no 19, the attached neighbour (17) has a single storey rear extension and the detached neighbour (21) a conservatory, screened by 1.8m boundary fencing. There are 1.8m fences and shrubs at the rear boundaries, and a summer house at the rear boundary.

The proposal is for a hip to gable extension at the western end of the building and a box dormer to the rear. The plans have been amended to inset the dormer by 0.5m from the proposed western gable end. The resulting accommodation would comprise an additional two bedrooms and extended kitchen / living space.

Planning History: No relevant history

Consultations: None

Representations: None

Relevant Planning Policies:

Worthing Local Plan (2023): SP1, DM5

National Planning Policy Framework (MHCLG 2024)

Planning Practice Guidance (CLG 2024)

Planning Assessment

The proposed hip to gable extension is similar to others in the street and with use of matching tiles, is considered acceptable in design terms under policy DM5. The two front rooflights are reasonably sized and not intrusive. The regularity of the building line between neighbouring buildings is such that the enlargement will have negligible impact upon neighbouring outlooks to the front and rear, and only minor impact on side windows to bathroom and kitchen (secondary window) to the west, which is separated by the wide driveway. No gable end windows are proposed but if any were added later as PD, it would face the neighbouring roof at no.21 and would require obscure glass and high level only opening under PD Regulations.

Following amendment the rear box dormer is inset by 0.5m from the gable end and is considered reasonably discreet, with only minor impact on the streetscene as glimpsed though the gaps between nos. 19 & 21. It's tile facing would match the existing roof. Two windows would face southwards, down the relatively long rear garden with some degree of oblique overlooking of neighbours, but not considered unreasonable in degree.

The proposed single storey rear is a slightly over 4m in length and 1m from the shared boundary with no 17, which has its own extension of similar length, and no side facing windows. On the west side the extension would be largely screened from no 21 by intervening fencing and is positioned such that there is no effect upon neighbouring daylight, in accordance with Policy DM5. The existing garage would be demolished to make way for the extension, and to avoid an over-long form of accommodation running alongside the boundary; a condition can ensure this.

Parking is provided by the existing driveway, which is sufficient for at least three cars in tandem, sufficient for the enlarged accommodation.

Recommendation: Approval

01 Approved Plans
02 Standard Time Limit
03 Matching materials
04 Demolition of existing garage

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

Case Officer: Stephen Cantwell Date: 05/08/25

Authorised by: Jo Morin Date: 06.08.2025