

Development Management – Delegated Officer Report

Application Number: AWDM/0168/26

Recommendation: – APPROVE

Site: 20 Lansdowne Close Worthing West Sussex BN11 5HF

Proposal: Proposed single storey rear extension and demolition of outside toilet

Date of Site Visit: 25/02/2026.

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site, 20 Lansdowne Close, is situated within an established residential area in Worthing. The site comprises a two-storey detached dwelling with a pitched roof, displaying a mock-Tudor style that reflects the character of several properties within the surrounding area. The immediate locality is characterised predominantly by two-storey detached dwellings set within individual plots, typically with private rear gardens and short front driveways leading to garages. The application property also follows this pattern.

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 proposed single storey rear extension and the demolition of an outside toilet.

The proposed L-shaped rear extension will extend to a maximum depth of approximately 4.2m and 7.53m wide. It will feature a flat roof with a height of approximately 3.25m.

The extension will be constructed in matching render, and a flat roof finished with a grey Alwitra single ply system (according to the submitted forms).

No side openings are proposed; white uPVC double-glazed windows and doors will be installed on the rear (east) elevation.

The demolition of the outside toilet will enable the proposed extension to take place.

Various other works are proposed apparently to be carried out as 'permitted development' including a new porch, insertion of obscure-glazed first floor window to North elevation, conversion of garage to habitable room and insertion of new window in opening, removal of 'mock tudor' boarding to front elevation.

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
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 proposed extension would be subsidiary in form and scale to the existing building and would be finished in render to match the existing building. Due to this, the extension relates well to the existing building and will not appear out of place. The flat roof is acceptable given the minor scale of the extension.

The proposed extension is to the rear of the building and only glimpsed views of it will be visible from the road. The addition of the extension will not appear visually out of keeping and will not detract from the character of the area.

Residential Amenity

The neighbouring properties most affected by the proposed development are those immediately adjacent at 19 Lansdowne Close (to the south) and 51 Lansdowne Road (to the north).

19 Lansdowne Close

19 Lansdowne Close is located to the south of the application site and consists of a two-storey detached dwelling. The properties are separated by fencing.

Towards the rear of No.19 there are no window openings that directly face the application site. No.19 contains an existing single storey rear extension that extends deeper into the garden than the application site's existing footprint. The proposed

extension is to extend only partially deeper (no more than 1m) further into the garden than the neighbour's extension.

The proposed extension will have an impact on the receipt of light to and outlook from the windows on the rear (east) elevation of no.19, but due to its single-storey scale, the impact will not be severe.

No openings on the proposed extension will directly face 19 Lansdowne Close.

As a result of the above, there would be no overlooking or loss of privacy to neighbours, and there would be no unacceptable loss of light.

51 Lansdowne Road

51 Lansdowne Road is located to the north of the application site and consists of a two-storey detached dwelling. The proposed extension is to be over 15m in separation distance from the main property of no.51. Moreover, no.51 contains various outbuildings in its garden, including a large garden outbuilding right up against the boundary with the application site.

Due to this separation distance and the screening provided by outbuildings in the garden of no.51, there would be no overlooking or loss of privacy to neighbours, nor would there be any unacceptable loss of light.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to south side elevation of extension

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.

No consent is conferred by this decision on those works shown on the approved drawings as being carried out as 'permitted development'.

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

Case Officer:

Tom Westerman

Date: 18/03/2026

Authorised by: Jo Morin

Date: 19.03.2026