Expiry Date - 09/10/2025

Development Management – Delegated Officer Report

Application Number: AWDM/1033/25 **Recommendation – APPROVE**

Site: **53 Reigate Road Worthing West Sussex BN11 5NE**

Proposal: **Rear single storey extension**

Date of site visit: 30th September 2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site, 53 Reigate Road, is situated within an established residential area in Worthing, West Sussex. The property comprises a semi-detached dwelling with a pitched roof. To the rear, the property benefits from a private garden enclosed by close-boarded fencing and planting. A driveway is located at the front of the property.

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 single-storey rear extension.

The proposed extension would extend from the south half of the rear (west) elevation of the dwelling to a total depth of approximately 3.45m x 2.88m wide with a flat roof approximately 2.69m in height.

The proposed extension is to combine with the existing rear elevation. Bifold doors are proposed, as well as a new single ply membrane roof covering to the existing and proposed extension, providing greater uniformity. Brickwork is proposed to match the existing.

Relevant Planning History:

None.

Consultations:

Sustainable Water Management Officer**:** *"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."*

Representations:

None.

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 brickwork 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. It will also combine with the existing rear extension, thus bringing uniformity.

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 most affected neighbours are those to the side at 51 Reigate Road.

<u>51 Reigate Road</u>

51 Reigate Road is located to the south of the application site and consists of a semi-detached dwelling with a pitched roof. The properties are separated by fencing in their rear gardens.

There are several window openings on the west elevation of 51 Reigate Road. The receipt of light to these openings is already affected by the existing extension at the rear of 51 Reigate Road. The proposed extension at 53 Reigate Road will have some additional impact on the receipt of light to and outlook from these windows, but due to its single-storey scale the impact will not be severe.

No openings on the proposed extension will directly face 51 Reigate Road.

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

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to side elevations 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.

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

Case Officer: Tom Westerman Date: 06/10/2025

Authorised by: Jo Morin Date: 08.10.2025