

Development Management – Delegated Officer Report

Application Number: AWDM/0865/26

Recommendation: – APPROVE

Site: 30 Southsea Avenue Worthing West Sussex BN12 4BW

Proposal: Proposed single storey south side extension (conservatory removed)

Date of Site Visit: 05.08.2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application relates to a detached bungalow occupying a corner plot on the east side of the junction of Southsea Avenue with Harvey Road, within a residential suburb of the town. It has been enlarged on the south side by a conservatory.

A soft planted garden at the front (west) wraps around to the south side and partly to the rear (east) of bungalow. The remainder of the rear has been foreshortened by the siting of a detached garage building and driveway accessed from Harvey Road, with that part to the east hard surfaced with tarmac and coarse gravel material (apparently used for vehicle parking).

Southsea Avenue is made up of a mix of detached, hipped roof bungalows, similar but not identical in their detailed design. However, the hipped roof forms, shared architectural features, including bay windows and hipped roof projections, together with traditional materials, primarily brick or a combination of brick/render elevations, create clear consistency of character. In contrast, there is less consistency to the built form of dwellings in Harvey Road. To the east of the application property is a mix of detached 2-storey houses and chalet-type houses of differing styles and appearance. These properties are set well back from the back edge of the highway with a consistent front building line notably further north of the application property.

The property is not listed or locally listed or within a conservation area. There are no TPO trees on the site.

Proposal

Following amendment, permission is sought to remove the existing conservatory and erect a single-storey extension in its place. The extension would have the same footprint as existing (3.15m deep x 6.18m wide), with a shallow tiled, 'crown' roof and brickwork construction to match the existing bungalow, and glazed openings on 3 sides.

Relevant Planning History:

99/00447/FULL - Replacement of existing conservatory

STATUS: Conditional Consent 28th June 1999.

Consultations: None undertaken

Representations: None received.

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5

National Planning Policy Framework (MHCLG 2026)

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

Despite its prominent siting on this exposed corner property, the existing conservatory makes a relatively understated contribution to the street scene owing to its modest scale, with lean-to roof tucked under the eaves of the bungalow and predominately glazed construction resulting in a subservient visual appearance.

As initially submitted the proposed replacement extension extended deeper to the south side of the bungalow than the existing conservatory, where owing to its enlarged massing extending toward Harvey Road, rendered exterior with only narrow window openings (facing Harvey Road), it would have appeared as a conspicuous and intrusive addition on this open corner. Following discussions the footprint of the extension has been amended so that it would be no deeper than the existing conservatory and its construction amended to comprise brickwork to match the host dwelling with larger window openings incorporated into the elevation design to achieve a more lightweight visual appearance.

Whilst the proposed extension would still appear as a more conspicuous addition to the bungalow than the existing conservatory, on balance, it is considered that as amended, it would not appear so dominant or intrusive in the street scene to warrant refusal. A minimum separation distance of 4m would be retained to the south site boundary with Harvey Road where existing hedge and shrub planting positioned behind the existing low boundary wall will help to filter views of the extension from this direction.

Residential Amenity

The proposed extension is well separated from neighbouring properties and would have no adverse impacts on residential amenity.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials

Informative

Pro-Active Amendment

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

Case Officer: Jo Morin Date: 10.09.2026

Authorised by: Peter Barnett Date: 10 September 2026