Expiry Date - 11/11/2025
Extension of Time -

# Development Management – Delegated Officer Report

**Application Number: AWDM/1179/25 Recommendation: – APPROVE**

**Site: 81 Littlehampton Road Worthing West Sussex BN13 1QP**

**Proposal: Single storey rear extension. New horizontal cladding to first floor.**

**Date of Site Visit:** 16.10.2025

**Neighbours Checked:** Y

**Additional Neighbours Notified:** N

**Site, Surroundings and proposal**

The application relates to a detached, older style chalet house located on the south side of Littlehampton Road. It occupies a good sized plot, set back some 13m from the back edge of the highway. The frontage is mostly surfaced in gravel, used for off-street parking, with shrub planting to the borders. There is patio to the rear of the dwelling with shallow steps down to a private garden enclosed by timber fencing (of varying height) supplemented with screen planting consisting of trees and shrubs.

Permission is sought to replace an original small 'lean-to' on the ground-floor with a single storey rear extension. The extension would be 4m deep and extend the full width of the dwelling. It would have a tiled 'skirt' or crown roof on 3 sides, 3.85m high overall and 3m high to eaves. The walls would be finished in white render. Two roof lights are proposed in the 'well' of the crown roof.

In addition, permission is sought to replace the Mock-Tudor decorative boarding on the upper part of the front elevation and the plain rough-cast render on the upper part of the rear elevation in black timber horizontal cladding.

To the east, No.79 consists of a similar style detached, chalet dwelling. It has been enlarged at the rear by a single-storey rear extension and a rear conservatory closest to the common boundary with No.81.

To the west, No.83 consists of a different style of detached chalet house. It has been enlarged on its east side in-filling the gap between the side wall of the house and site boundary, and by a large conservatory to the rear.

**Relevant Planning History:**

AWDM/0597/12 - Construction of rear extension with Juliet-style dormer window to rear, dormer window and rooflight window to side (east) roofslope and rooflight window to side (west) roofslope – not implemented.

East side dormer constructed c.2012 apparently as permitted development.

**STATUS:** Application Permitted 15th August 2012.

**Consultations** None undertaken.

**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 will be subsidiary to the scale and appearance of the existing dwelling. It will be sited to the rear and not readily visible in public views from the road.

The proposed black horizontal timber cladding at first floor on the front elevation will result in a noticeable change to the appearance of the dwelling, replacing the existing 'Mock Tudor' boarding. The latter is apparently in need of refurbishment and the Applicant does not wish to retain it. This type decorative 'Mock Tudor' detailing to gable elements is a characteristic feature of older style properties along this road. It is a shame to lose this traditional design detail, but the use of black-coloured horizontal timber boarding timber will at least retain some semblance of a more traditional appearance (than say a light or mid-grey alternative). The cladding will only be applied to the upper part of the front and rear gables and it is considered will not seriously detract from the character of this property or the surrounding area as to justify refusal.

***Residential Amenity***

The most affected properties are those on either side.

The proposed rear extension will be sited adjacent to the conservatory attached to the rear of No.79 at a separation distance of approximately 2m. The boundary is marked by relatively low fencing at this point. That part of the neighbour's conservatory visible above the boundary fence is obscure glazed. No windows are proposed in the side walls of the extension. There would be no adverse impact on the amenities of this property.

There will be a narrow gap between the west side of the proposed extension and the site boundary with No.83 sufficient to accommodate the proposed eaves without encroachment. The extension would sit adjacent to the blank flank wall of the single-

storey flat-roofed extension to the side of No.83 and would have no adverse impact on the amenities of this dwelling.

**Recommendation:**

**APPROVE** subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Materials as stipulated on approved plans. Notwithstanding the provisions of the T&CP Act no additional cladding to be carried out to the elevations other than as shown on approved elevation drawing
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: Jo Morin Date: 23.10.2025

Authorised by: Louise Prew Date: 23/10/2025