

Development Management – Delegated Officer Report

Application Number: AWDM/0931/26

Recommendation: – APPROVE

Site: 8 Walpole Avenue Worthing West Sussex BN12 4PL

Proposal: Application to vary conditions 1 (approved plans) and 3 (matching materials) of application AWDM/1597/25 for single storey rear extension replacing conservatory and converting part of garage to form utility space. Changes to fenestrations and light tunnels to South roofslope. Proposed Amendment comprises a change of materials from brick to block and render.

Date of Site Visit: Desk-top assessment based on AWDM/1597/25

Neighbours Checked: Y

Additional Neighbours Notified: N

Background, Site and Surroundings

The site is located on the east side of Walpole Avenue within an established residential suburb of the town. The property comprises a link-detached bungalow joined to the neighbouring bungalow to the north by their paired garages. The bungalow has brick elevations and a tiled hipped roof with projecting lower hip to the front with a bay window. There is a conservatory and mature garden to the rear. The property is set back from the road behind a low wall and front garden with a driveway leading to the attached garage to the north side.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Permission was granted earlier this year for removal of the conservatory and erection of a single storey rear extension together with part conversion of the garage to form a utility room. The permitted extension measures approximately 4.1m deep x 10.7m wide with a flat roof of 2.9m high. The elevations are shown on the approved drawings to be constructed in brickwork and this was secured as a condition of planning permission.

Proposal

Permission is sought for a minor material amendment (S.73) to the approved scheme to vary condition 1 (approved plans) and condition 3 (matching materials) to allow the rear extension to be finished in rendered blockwork instead of brickwork.

Relevant Planning History:

AWDM/1597/25 - Single storey rear extension replacing conservatory and converting part of garage to form utility space. Changes to fenestrations and light tunnels to South roofslope.

STATUS: Application Permitted 16th February 2026.

Consultations

WSCC: The Local Highway Authority has no objection to the proposal.

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:

The extension has been approved under AWDM/1597/25, as such the relevant considerations are the effects of the proposed change in materials on visual and residential amenity.

Visual Amenity

Although there is a strong consistency to the scale, form, layout and design of the bungalows which make up this road, the materials of the individual bungalows varies from property to property between brickwork, render or a combination of brick and render. In this case the host property is constructed in brickwork. However, the proposed extension is to the rear of the property and would only be visible in glimpsed views down the side of the property and from the front where the roof is raised approximately 0.15m above the roof of the existing garage. The extension is set back over 23m from the road at the front.

In this context the proposed completion of the extension in render instead of brickwork would not particularly stand out or detract from the visual amenities or character of the area.

Residential Amenity

There are no changes proposed to the dimensions, internal layout or position of openings in the approved extension. The north side of the extension will extend right up to the common boundary with No.10 with only a narrow gap to the boundary fence. However, the Agent has confirmed that it has been agreed with the neighbour that the existing fence panel will be removed to allow the side of the extension to be rendered in full, with the fence panel then reinstated.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. [Omit – works have commenced.]
3. The external walls of the extension hereby permitted shall prior to commencement of use of the additional floorspace thereby created be finished in render unless otherwise approved in writing by the Local Planning Authority.
4. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings shall be formed in the north side wall of the 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: 11.09.2026

Authorised by: Peter Barnett Date: 11 September 2026