Expiry Date - 17/09/2026
Extension of Time – 25/09/2026

Development Management – Delegated Officer Report

Application Number: AWDM/0864/26 **Recommendation: – APPROVE**

Site: **39 Ilex Way Worthing West Sussex BN12 4UY**

Proposal: **Demolition of the existing garage and erection of single-storey extension to east side; new front entrance porch and tiled canopy roof to front elevation.**

Date of Site Visit: 30/07/2026.

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site, 39 Ilex Way, is situated within an established residential area in Worthing. The site comprises a two-storey detached chalet-style dwelling with a pitched roof. The immediate locality is characterised predominantly by similar style detached 2-storey dwellings set within individual plots, typically with private rear gardens and planted front gardens or frontage parking area enclosed by low brick walls. The application property also follows this pattern. Typically garages in the street are either integrated within the properties or located separately to the side. The application property contains a car port in front of its attached garage, which is not enclosed. The property contains some interesting architectural detailing that contributes to its character, including curved crease-tile detailing.

The surrounding area is verdant in character, and the site is within the setting of the Goring Hall Conservation Area. The property is not a listed building. There are no Tree Preservation Orders affecting the site.

Proposal

Planning permission is sought for the demolition of the existing garage and the erection of a single-storey extension to the east side, a new front entrance porch and a tiled canopy roof to the front elevation.

The proposals have been amended following original concerns regarding the lack of subservience, the loss of key architectural features and the proposed roof form.

The proposed single-storey extension to the east side will run along the side of the property and will not extend beyond the existing footprint to the front, being set back from the front elevation by approximately 0.5m. It will be approximately 9.75m in depth and 3.31m wide. It will feature a flat roof with sloping tiled edges at a height of approximately 2.95m.

The extension will be constructed in matching brickwork and roof tiles. No side openings are proposed. New windows and doors are proposed to the rear, which are

to be anthracite grey in either uPVC or aluminium. The existing garage door is to be replaced with a new anthracite grey garage door. A gap of 0.6m would be retain between the side wall of the extension and the site boundary.

A new porch is proposed on the front (north) elevation. It will be approximately 3.2m in height, 2.29m in width and will project approximately 0.57m forward of the front elevation. The porch is to be constructed in matching brickwork and roof tiles.

A tiled canopy roof is proposed along the front roof slope, positioned just above the proposed porch.

The existing front entrance door is to be replaced with a new anthracite grey entrance door incorporating glazed sidelights.

The existing curved crease-tile and eaves detailing to the principal elevation is to be retained.

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, DM23, DM24
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

Firstly, the proposals have been amended following original concerns regarding the lack of subservience, the loss of key architectural features and the proposed roof form. To address these concerns, the extension has been set back from the principal front elevation to maintain a subordinate relationship with the main dwelling. The roof form has also been altered to incorporate a low-level roof form, reducing its visual prominence and overall massing within the principal elevation. Furthermore, the

existing characteristic curved crease-tile and associated eaves detailing to the principal elevation are now to be retained and made good where required.

The proposed extension would be subsidiary in form and scale to the existing building and would be finished in brickwork and roof tiles to match the existing building. As a result, the extension would relate well to the existing building and would not appear out of place. The roof form is considered acceptable given the minor scale of the extension and its set back from the principal elevation.

The proposed extension is located to the side of the building and would therefore be visible from the public realm. However, given the design amendments, it is now considered visually acceptable.

The proposed porch and tiled canopy roof are also considered visually acceptable and would incorporate materials to match the existing dwelling.

Overall, the addition of the extension, porch and tiled canopy roof would not appear visually out of keeping and would not detract from the character of the area.

Although the proposed works are within the setting of the Goring Conservation Area, this section of the conservation area comprises predominantly trees and vegetation. As such, the proposals would have no impact on the significance of the conservation area.

Residential Amenity

The neighbouring property most affected by the proposed development is the immediately adjacent property at 37 Ilex Way (to the east).

37 Ilex Way

37 Ilex Way is located to the east of the application site and comprises a similar two-storey detached chalet dwelling. The properties are separated by boundary walls.

Firstly, the proposed porch and tiled canopy roof would not result in any adverse impacts on the residential amenity of the occupiers of No.37.

The side extension would replace the existing garage and car port. The existing garage contains various openings facing No.37. The proposed side extension would contain no side openings and, as such, would improve the existing privacy relationship between the properties. Equally, there would be no overlooking as a result of the proposed works.

In terms of height, the existing garage is approximately 2.72m at its highest point, whereas the proposed side extension would be 2.94m. This partial increase in height could affect the outlook from and receipt of light to openings on the west elevation of No.37. These include a small window serving the living room, together with three further openings, comprising one obscure-glazed window serving a WC, and one window and one door serving the kitchen.

The living room window is the most sensitive opening given that it serves a habitable room. However, the partial increase in height of the proposed side extension compared to the existing garage would not result in an unacceptable impact on this opening. The other openings serving the WC and kitchen would experience some change in outlook, but this would not be to an unacceptable level. As such, the openings along this elevation would not be unacceptably impacted by the proposals.

Regarding loss of light, the proposed side extension would only be partially closer to the boundary with No.37 than the existing garage and car port. The existing garage is approximately 0.7m from the boundary, whereas the proposed extension would be approximately 0.6m away. This minor reduction in separation distance would not result in an adverse impact on the light received by the windows on the west elevation of No.37.

As a result of the above, there would be no overlooking, an improvement in privacy for the neighbouring occupiers, and no unacceptable loss of light or outlook.

Recommendation:

APPROVE subject to condition(s):-

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

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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: 23/09/2026
Authorised by:	Jo Morin	Date: 24.09.2026