Expiry Date - 14/05/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0344/25 Recommendation – APPROVE

Site: 19 Nutley Close Worthing West Sussex BN12 4JZ

Proposal: Single-storey rear extension and internal alterations.

Date of site visit: 04/06/25

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located at the end of Nutley Close within a residential area of Worthing. The property comprise a semi-detached, two story house with brick elevations, two storey parapet roof front bay and a tiled hipped roof and a flat roof two storey projection to the rear. The property has been previously extended with a single storey side extension currently forming an annexe but unoccupied and used as storage and a sunroom to the side. The property is set back from the road behind a front garden and driveway. There is a large mature garden to the rear.

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

Proposal

Planning permission is sought for a single storey rear extension measuring 3.89m deep adjacent to the south-east boundary for a width of 4.1m with a chamfered corner to the north-west elevation extending a further 2.4m wide where it adjoins the existing house. The extension would have a flat and parapet roof of 3m high with soldier course detail and black capping. There would be windows to the rear elevation and glazed doors to the chamfered end. The extension would be finished in bricks to match the existing building.

The existing sunroom to the north-east side would be demolished and a new oriel window installed in its place.

The application has been amended to reduce the depth and height of the proposed extension and to add a chamfered section to the north-east side.

Relevant Planning History:

AWDM/1107/12 - Demolish garage and construct new single storey side extension – Approved

Expiry Date - 14/05/2025

Consultations:

None required

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 is to the rear of the property and will be entirely screened from view from the road to the front by the existing building. Although a large extension has been previously added to the side there are no rear additions. The proposal is subsidiary in scale and form to the existing dwelling and completely separate to the existing side extension and would not dominate or detract from the character of the house or its surroundings.

The extension would be finished in bricks to match the existing building and would repeat the soldier course detail to the top of the roof and above the windows reflecting the character and appearance of the existing building.

There would be no adverse impact on the visual amenities of the locality as a result of the above application.

Residential Amenity

The only neighbour affected by the proposed extension is No.20, the adjoining house to the south-east side. This property mirrors the application house but has been extended with a hip to gable extension and rear dormer. Planning permission was also granted for a single storey rear extension at No.20 under application AWDM/1229/21, positioned adjacent to the boundary with the application site and extending for a depth of 3.896m. This extension has not been built and the permission has since lapsed. Nevertheless the impact of the neighbour's extension on No.19 was considered acceptable. The proposed extension at the application site has been reduced in depth and would exactly match the depth of the neighbour's permitted extension and is to the north of the neighbour's property having less of an overshadowing impact than the

previously permitted extension next door. The height of the proposed extension has been reduced to 3m to avoid appearing overbearing and although this would be higher than the approved extension at No.20 the height is considered acceptable in context with its position to the north and matching depth.

The proposed extension is not considered to result in overshadowing or a harmful loss of daylight to No.20 and would not appear overbearing or oppressive. There are no openings to the south-east side of the extension and no overlooking or loss of privacy would occur.

There would be no significant detrimental impact on the residential amenities of the adjacent occupiers.

Recommendation

APPROVE subject to Conditions:-

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

Informative

1. 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: Amanda Haslett Date: 12/06/25

Authorised by: Jo Morin Date: 12.06.2025