Expiry Date - 07/01/2026
Extension of Time -

Development Management – Delegated Officer Report

Application Number: AWDM/1120/25 **Recommendation: – APPROVE**

Site: **15 Pennycress Avenue Worthing West Sussex BN13 3RZ**

Proposal: **Retention of single storey rear extension with cladding and flue.**

Date of Site Visit: 17.12.2025

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application relates to a 2-storey, brick-built, semi-detached house located on a residential estate within an outer suburb of the town.

The property is not Listed or locally listed or within a Conservation Area. There are no TPO trees on the site.

Proposal

Permission is sought for the retention of a single-storey extension added to the rear of the dwelling. It is 4.125m deep x 4.9m wide with a lean-to roof 2.7m high where it joins the rear of the house, sloping down to 2.35m at eaves level. Bi-fold doors in the rear (east) elevation of the extension face onto the rear garden. The exterior walls are finished in mid-grey vertical timber cladding. Two roof lights are sunken into the lean-to roof. A boiler flue (approximately 0.5m high) is located on the north part of the roof close to the rear of the house.

The current application has been sought following an enforcement investigation (AWEN/0190/25).

Relevant Planning History: None.

Consultations: None.

Neighbour Representations

An objection has been received from the attached property to the north (No.16) commenting that the structure is unattractive and blocks light from the kitchen window. Concern is expressed about possible noise and disturbance given its proximity to the boundary, and depending what it is used for.

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.

Information submitted in support of the application explains that this 2-bedroom property is occupied by a family with 4 children one of whom is disabled. Although not meeting the statutory definition of overcrowding under the Housing Act, the accommodation is cramped for a family of 6 and the additional living accommodation provided by the extension meets a need by helping to relieve the existing unsatisfactory situation.

Visual Amenity

The single-storey extension is subsidiary is scale and form to the host dwelling. The external materials do not match those of the existing house. However, the extension is located to the rear of the dwelling and is not visible from any public vantage point. The resulting harm is not so serious to justify refusal of the application.

Residential Amenity

The most affected properties are those to the north (No.16), and south (No.14).

No.16 comprises the attached house. The depth of the extension exceeds the 3m stipulated in the Council’s SPG ‘Extending or Altering Your Home’. It is set in nominally from the common boundary on this side by approximately 0.3m. The boundary is marked by a panel fence approximately 1.9m high. There is a ground-floor window plus part-glazed door and window in the rear elevation of No.16. These all serve a kitchen/dining room which spans the width of the dwelling. The kitchen window is closest to the boundary with the application site. The extension is clearly visible from the kitchen window resulting in a sense of enclosure on this side and some loss of daylight. However, given the relatively modest height of the extension, the effect is not unduly dominant or overbearing, even taking into account the dark-coloured exterior.

The submitted plan identifies the use of the extension as a dining room. There is no reason to believe noise from the extension would be any greater than would normally be expected in a domestic setting. There are no windows or openings in the north side and this can be secured by imposing a condition.

No.14 is also a semi-detached house, separated from No.15 by a narrow passageway which provide rear access to both gardens. No.14 is sited slightly further forward (west) in its plot than No.15.

The rear extension is set in 0.5m from the main south side elevation of No.15. Bearing in mind its single-storey scale, modest height and orientation to the north, the extension has no significant impacts on No.14. There is a clear-glazed window (0.9m

wide) in the south side of the extension. It faces onto the boundary fence at a separation distance of 0.9m. However, the effect of overlooking is not so severe as to justify a requirement for the window to be obscure-glazed.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. No additional 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? Y

Case Officer:	Jo Morin	Date: 02.01.2026
Authorised by:	Peter Barnett	Date: 6 January 2026