Expiry Date - 02/12/2025
Extension of Time – 08/01/2026

Development Management – Delegated Officer Report

Application Number: AWDM/1255/25 Recommendation: – APPROVE

Site: 32 St Michaels Road Worthing West Sussex BN11 4RY

Proposal: Replacement side extension

Date of Site Visit: 02/12/2025

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The property is located to the north side of St Michaels Road within a residential area of Worthing. The property is outside of, but close to the Heene Conservation Area which lies to the east boundary of the attached dwelling at No.30 St Michaels Road. The property forms one of a group of four semi-detached houses of the same design, form and style. These properties have a distinct and attractive appearance with rendered stucco elevations, string course detail, cornicing, two storey bays with balconies above and arched head dormers to the front. The property is set back from the road behind a brick and flint wall and gravel driveway. There is a timber framed glazed conservatory extension to the side of No.32 which adjoins the side wall of No.34. This structure has a light appearance and is set back from the frontage with a steeply pitched glazed roof and decorative finials.

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

Proposal

Planning permission is sought for demolition of the existing conservatory and replacement with a side extension.

The side extension would measure approximately 5.3m deep x 4.75m wide with a flat roof of 3m high with a parapet to the front of 3.3m high. The extension would be set back 1.5m from the front of the existing building and would adjoin the existing flat and pitched roof extension to the rear, and the side wall of No.34.

The extension would be finished in render to match the existing building with fenestration to the front consisting of a timber framed fixed picture window and an obscure glazed door. A hopper and downpipe would be added to the front. Three large flat roof lights would be added to the flat roof of the new and existing extension and a pair of rooflights added to the front and rear roofslopes of the existing pitched roof extension.

The extension would be used as a multi-purpose room including a gym, storage and home office area.

The application has been amended to increase the set back of the extension from the frontage and to reduce the width of the proposed fenestration.

Relevant Planning History:

AWDM/1302/21 - Replacement side extension including mezzanine floor, wooden cladding and louvres to front for privacy
STATUS: Application Refused 1st October 2021.

AWDM/1348/22 - Replacement side extension (Amendment to AWDM/1302/21)
STATUS: Application Permitted 17th October 2022.

Consultations

None required

Neighbour Representations

None received

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM24
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 scheme under consideration is a reduced version of that approved under application AWDM/1348/22 but omits the mezzanine level and steeply pitched glazed roof detail. By removing the tall, glazed structure the proposed extension has a more horizontal emphasis than the previous scheme, however this is still considered to be subservient in form and scale due to its set back position and single storey height. The contemporary design of the extension would deliberately contrast with the traditional architectural features of the main dwelling but would be clearly read as a new addition to the building rather than attempting to replicate the traditional features and resulting in a pastiche design. The fenestration to the front, although large and contemporary in appearance, would be in proportion with the main building and would match the width of the central bay windows. The materials, consisting of render and glazing, complement rather than compete with the existing building. The resulting extension achieves a satisfactory relationship with the existing building.

The proposal would not appear prominent or intrusive in the street scene due to its set back position and low height, forming a subservient addition that is distinct from the host building but that respects important aspects of its character allowing the host building to remain as the dominant aspect in the street scene. The proposed extension would not appear dominant or incongruous.

There would be no significant harm to the character of the property, the wider street scene or the visual amenities of the locality as a result of this extension.

Residential Amenity

The only property affected by this proposal is the adjacent neighbour to the west side at No.34. A notice has been served on this neighbour and the relevant certificates completed as the existing and proposed extension adjoins the side wall of this building.

The proposed extension is single storey in height and removes the mezzanine level and would therefore be further away from the first floor side window (serving a non-habitable landing) at No.34 than the existing structure and would have no additional impact on outlook or result in overlooking between properties. The proposed extension would not appear overbearing or oppressive to the neighbour or result in overshadowing or loss of light to their property.

There may be other factors affecting the neighbour during construction of an extension which adjoins their wall however these matters could be adequately dealt with via the appropriate route through a party wall agreement.

There would be no significant detrimental impact on the residential amenities of neighbours as a result of this application.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Materials as specified
4. No additional windows/openings in front 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.

2. You are advised to ensure that the development works accord with the Party Wall Act 1996, which set out responsibilities for the undertaking of works at or close to the party wall of any neighbouring owner. Further information can be found at:

https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance

Is recommendation contrary to letter(s) of representation? N

Case Officer:	Amanda Haslett	Date: 05/01/26
Authorised by:	Jo Morin	Date: 06.01.2026