Expiry Date - 19/08/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0822/25 Recommendation – APPROVE

Site: 6 Long Meadow Worthing West Sussex BN14 0HU

Proposal: Single storey rear extension and raised terrace

Date of site visit: 15/08/2025

Neighbours checked: Y

Additional neighbour notifications: Y

Site and Surroundings

The application site lies on the west side of Long Meadow. It comprises a detached bungalow on a sloping site with garage to the south. There is a garden to the front and a good size garden to the rear enclosed by approx. 1.8-2m high fencing.

The site is in a residential area not within a conservation area and the property is not a listed building. There are no protected trees on site

Proposal

The application proposes the erection of a single storey rear extension and raised patio. The proposed extension would project a maximum of 4m from the original rear elevation of the property on the west side. The proposed extension would have a width of approx. 3.9m. The extension would have a pitched roof. The proposed extension would be built in matching materials with render walls and upvc windows.

Protruding from the rear of the new extension it is proposed that there would be a raised patio with steps down into the garden. The depth of the patio to the north would have a depth of 0.9m, to the west would be 1.2m and to the south of the extension 3.2m. Along the rest of the rear elevation the patio would have a depth of 2.7m.

Finally, following an amendment there would be the addition of 1.8m of screening on the patio. To the west the patio would have a glass screen of 0.8m facing the rear garden of the site.

Relevant Planning History:
None

Consultations:
South Downs National Park Authority:

Although the application site is located outside of the National Park, the Council has a statutory duty to consider the Purposes of the National Park when making its determination.

The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage,
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social wellbeing of the local community in pursuit of these purposes.

Section 245 of the Levelling-Up and Regeneration Act 2023 (S.245 duty) amends and strengthens the Section 11A (2) duty of the National Parks and Access to the Countryside Act 1949 upon relevant authorities, which includes the National Park Authority itself, to 'seek to further the specified purposes of Protected Landscapes'.

The National Park's comments on the development are as follows:
The SDNPA has no comment to make.

Representations:
None

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework
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 would be to the rear of the property. It would not be unduly visible in the street scene. The proposed extension would be in matching materials and would be of a size proportionate to the size of the property.

The side aspect of the rear extension may have glimpse views available from within the public realm, however, with the single storey nature of the development and the eaves matching that of the host and the pitch being set below that of the existing dwelling it is not considered to dominate and would

be a subservient addition to the host. As such it is considered to be acceptable in terms of visual amenity impact.

Residential Amenity

The most affected properties are those to the north and south Nos. 5 and 7 Long Meadow.

The relationship between the host property and the neighbouring properties has an existing level of overlooking on the residential amenity spaces, this is due to the topography of the site resulting in the gardens being significantly below the floor height of the properties. The house to the north, no 5, is separate from the host dwelling by approximately 2m. There is some potential for overlooking past that of the existing relationship with the neighbouring property through the introduction of the raised patio. To overcome the concerns of looking back into the rear elevation of the neighbouring property there has been screening added to the proposal. This has mitigated the potential for overlooking to an acceptable level.

With the addition of the privacy screening there will be the potential for some overshadowing from the new wall to 1.8m. The issue is worsened through the location to the south of the neighbour (No.5), however, due to the separation from the boundary and the screening on the boundary it is not considered to result in a level of overshadowing that would be demonstrable. With the positions of the windows in the rear elevation of the neighbouring property being set slightly back from the original rear elevation with the conservatory, this mitigates some of the impact of the wall. Overall, the impact would not result in a significant loss of light to the habitable room in the rear proportion of the building on the southern side. As such it is considered to be acceptable in terms of overshadowing / loss of light.

The neighbour to the south has greater separation from the proposed extension, this ensures that the views from the extension would be sufficiently separated from the boundary to reduce any potential for overlooking to an acceptable level.

With the proposed separation from the neighbouring properties there is not considered to be any unacceptable overbearing from the proposal on the neighbouring properties. The roof form assists in this with the pitch sloping up away from the boundaries.

As such it is considered that the proposed development would be acceptable in terms of residential amenity in accordance with Policy DM5 of the Worthing Local Plan.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. Screening to be installed prior to use of extended patio

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:	Finlay Gardner	Date: 30/09/2025
Authorised by:	Louise Prew	Date: 01/10/2025