

Development Management – Delegated Officer Report

Application Number: AWDM/0204/26 **Recommendation:** – APPROVE

Site: 2 Sunningdale Road Worthing West Sussex BN13 2NF

Proposal: Hip to side gable roof extension, rear dormer with front rooflights

Date of Site Visit: 13.03.2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application relates to a semi-detached, hipped roof bungalow on the south side of Sunningdale Road within an established residential suburb of the town. It has been enlarged by a single-storey rear extension. A detached outbuilding/garden room is situated in the southwest corner of the rear garden beyond the rear extension.

No.4, attached to the east has not been enlarged. The boundary is marked by close-boarded fencing approximately 1.8m high.

Adjoining to the west, the property adjoins the rear gardens of a pair of bungalows (Nos 34-36) fronting the east side of Durrington Lane situated on marginally higher ground. Both bungalows have been enlarged by large roof extensions. The common boundary with No.2 is marked by timber fencing of varying height with border shrub/tree planting in the rear garden of No.34. Adjoining the site boundary to the rear of No.36 are a group of sheds/outbuildings, including a pitched roof former garage building with a driveway and access onto Sunningdale Road.

Proposal

Permission is sought for a hip to side gable roof extension with 'barn end', rear box dormer and 3no front rooflights. The proposed box dormer would sit just below the roof ridge and would be 2.4m high x 3.5m deep x 8.25m wide. The gable end and rear dormer would be finished in tile hanging to match the existing roof.

Relevant Planning History:

None for this property. Other relevant planning history in Sunningdale Road:

No.6 AWDM/0903/25: Proposed single storey rear extension (existing conservatory removed); loft conversion with hip to gable roof extension, rear dormer and front roof lights – Permitted 21.10.2025.

No.8: Hip-to-gable roof extension and rear dormer apparently undertaken as 'permitted development' c.2004

No.20 AWDM/0717/23: Granted p.p. in conjunction with a side extension.

- No.27 Hip-to-gable roof extension and rear dormer apparently undertaken as 'permitted development' c.2012
- No.31 Hip-to-gable roof extension and rear dormer apparently undertaken as 'permitted development' c.2011
- No.32 AWDM/1030/25: Part retrospective hip to gable roof extension and rear dormer. Permitted 16.11.2025.
- No.34 AWDM/0424/24: Application for a Lawful Development Certificate for a Proposed rooms in roof consisting of hip to gable, rear dormer and front roof lights and an open porch at the Front of the property. Issued 30.05.2024.
- No.50 Hip-to-gable roof extension and rear dormer apparently undertaken as 'permitted development' c.2002.
- No.74 AWDM/1350/25: Hip to gable roof extension, rear box dormer and front roof lights. Permitted

Consultations: None undertaken

Representations

A representation has been received from the occupier of the attached bungalow requesting that careful consideration is given to the impact on neighbouring amenity, particularly during the construction phase as the properties *are structurally connected with a shared wall and roof*. There is concern about the potential transmission of noise, vibration, and general disturbance from building works directly into our living space which could cause disruption and affect the health, rest, and wellbeing of an expected new baby which will sleep frequently throughout the day and require a relatively calm environment. There is concern that windows will not be able to be opened for heat control and ventilation during Summer months with risk of overheating. It is requested that the Council give consideration to delaying the works or reasonable measures applied to reduce the impact of construction on family life relating to construction hours, noise mitigation, and dust control.

Response on behalf of Applicants

"We completely understand the importance of keeping disruption to a minimum..... It's also worth mentioning that the Applicants work from home themselves, so they're equally keen to keep noise, dust and disruption down as much as possible.

The Applicant and the builder will take all practically possible steps to keep any impact on neighbour's house as low as possible during the build.

In particular:

- We will make sure the contractor is aware of the neighbour's situation and ask them to get in touch with the neighbour before any particularly noisy or dusty work starts, so they have some advance notice.*
- The builder will be encouraged to keep an open line of communication with the neighbour throughout the works, so any concerns can be picked up and dealt with quickly.*
- All works will be kept to normal working hours, so there shouldn't be any early morning, evening, or on Sundays and Bank Holidays.*
- Reasonable steps are taken on site to keep dust and debris to a minimum.*

At this stage, the works aren't expected to start straight away, with the earliest anticipated start date being the middle of May 2026 with the aim of completing the work in three months."

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

Local Plan policy DM5 requires all new development including extensions to (amongst other things) be of high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area including considerations of proportion, form, design, massing, height, scale, materials, and detailed design. It states that development should enhance the local environment by way of its appearance and character with particular attention paid (amongst other things) to architectural form, height, materials, scale and impact on street scene. It should make a positive contribution to sense of place, local character and distinctiveness of an area.

The Council's SPG 'Extending or Altering Your Home' states that roof extensions and dormers are often highly visible and alien features which greatly alter the appearance of a dwelling. Therefore, there is a normal presumption against dormer windows which are visible from the street. However, exceptions can be made if the dormer is located at the rear of the property to make it less visible, or if several other dwellings on the street already have dormer windows which are not substantially out of character.

The proposed hip-to-gable roof extension will 'unbalance' the appearance of the existing pair of hipped roof bungalows. However, similar roof extensions have been carried out on several other bungalows in this road such that the resulting appearance in this case would not be out-of-character.

Similarly, there are several large rear box dormers in this road, some which have been granted planning permission and others carried out as permitted development (see planning histories above).

The roof of the dormer will be set down 205mm from the roof ridge. The Applicant's Agent was asked to consider further dropping the height of the rear dormer to achieve a more subsidiary visual relationship to the main bungalow. He has replied explaining that this cannot be achieved whilst also adhering to building regulations requirements. In fact, there is no minimum internal floor-to-ceiling height stipulated in the building

regulations other than above the stairs. That said, a gap of 0.7m will be retained between the west side of the dormer and the edge of the new gabled roof, and a gap of 0.55m between the east side and the roof party boundary with No.4. On balance, the dimensions of the dormer are not dissimilar to others permitted in this road. It will read as a subsidiary addition that is distinguishable from the main pitched roof. Finishing the dormer in matching tiles will also help it to 'recede' in public views from the street. Thus, having regard to the character of Sunningdale Road which includes several other rear dormers that are noticeably visible from the road, it is considered the harm to visual amenity and local character is not so severe in this case to warrant refusal of the application.

There is no objection to the 3no front roof lights.

Residential Amenity

The most affected property is the attached bungalow.

The attached bungalow No.4 has no roof accommodation. The proposed dormer is set in 0.55m from the party boundary on this side and would have no significant impacts on the receipt of light to the rear windows of this property.

The occupier has raised concerns about the potential for disturbance and possible adverse impacts on health and wellbeing of their family due to noise, vibration, dust and dirt during construction works. It is acknowledged that some temporary inconvenience to neighbours caused noise, dust, vibration etc. during construction works is inevitable. However, it is not the Council's normal practice to impose conditions controlling hours of work or construction management on this type of householder development and consequently it would be unreasonable to make a special case here where the scale of the development is not substantially different to other development that have recently been approved in this road. The Applicants have acknowledged the neighbour's concerns and made a commitment not to work outside normal working hours or on Sundays or Bank Holidays, and to ensure their contractor is considerate in their working practices. It is acknowledged that this commitment relies on the good will of the Applicants and cannot be enforced by the Council. However, a more stringent requirement would not be justifiable here, nor meet the relevant tests for imposing planning conditions.

There will be approximately 19m between the rear gable of No.34 Durrington Lane and the proposed barn-end gable of the roof extension which is a sufficient separation distance to avoid any harmful impact in terms of loss of light or overbearing effect. No windows are proposed in the side gable, and this can be secured by condition.

There would be some 40m between the windows in the proposed rear dormer and the rear elevations of properties to the south in Muirfield Road. Thus, although the roof enlargements and windows will be clearly visible from this direction the effect of overlooking will not be unacceptable.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to sides of roof enlargements

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: 31.03.2026

Authorised by: Peter Barnett

Date: 1 April 2026