

Development Management – Delegated Officer Report

Application Number: AWDM/0700/26

Recommendation: – APPROVE

Site: 11 Rugby Road Worthing West Sussex BN11 4PZ

Proposal: Removal of existing (west) side extension and garage, erection of two-storey (west) side extension and attached garage, single-storey rear (south) extension; loft conversion with roof lights to front, rear and (west) side plus rear (south) dormer; Alterations to fenestration, external materials (including render, natural stone) to elevations, solar panels to roof; Detached ancillary garden building.

Date of Site Visit: 08.07.2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site is located to the south side of Rugby Road within an established residential suburb of the town. The property comprises a detached, early-mid C20, 2-storey house with a hipped roof with sprocketed eaves and bonnet tiles. It has 2-storey hipped roof projections to the front and rear, with a single storey flat roof extension and garage to the west side that extends up to the site boundary. It has been extended at the rear by a sun-room. The building has rough render elevations above a brick plinth, and a plain, clay tiled roof. The property is set back from the road behind a brick wall, front garden and driveway.

The property is not within a conservation area and is not a listed building. There is a TPO tree in the neighbour's garden (Ash Tree House) adjacent to the rear (south) boundary of the site.

Proposal

Planning permission is sought for remodelling and enlargement of the existing dwelling involving demolition of the existing single-storey side/rear additions, removal of the chimneys and construction of a two-storey side extension plus attached garage/store to the west side; loft conversion with rear (south) dormer and rooflights; single-storey rear extension plus associated alterations to the existing fenestration and external materials..

The proposed 2-storey extension would be 3.7m wide with a hipped and ridged roof extending westward from the existing ridge. The front elevation of the extension would be set back 0.35m from the adjacent front elevation of the existing house, with a deep soffit formed to the roof overhang. It would extend rearward to align with the adjacent main rear wall of the existing house. The existing tiled, canopy roof detail would be extended across the front of the extension. The proposed single-storey garage/store

would infill the gap between the 2-storey extension and the side boundary, 2.65m deep with a dual pitched, gabled roof 4.75m high.

The single-storey rear extension would be 13.75m wide, extending the full width of the existing house and the proposed 2-storey side extension, varying in overall depth between 7.3m on the west side of the rear elevation, and 4.85m deep to the east. It would have a lean-to roof sloping down to 2.5m high eaves at the rear (south).

The proposed loft conversion would involve the formation of a 'standing seam' dormer with a shallow lean-to roof to the enlarged south roofslope. Following amendment it would be 5.95m wide adjoining the west side of the existing hipped roof rear projection. One roof light is proposed on the existing front roof slope, two at the rear and one on the west side of the hipped roof slope of the 2-storey extension. Black, non-reflective solar panels (Neostar 2S) are proposed on the existing east side roof slope and on the roof of the rear dormer.

The existing house and extensions would be finished in smooth render with the existing brick plinth replaced in natural stone. The rear (south) wall of the proposed single-storey extension would also be clad in natural stone.

A new L-shaped outbuilding is proposed in the rear garden alongside the western site boundary. It would be 7.8m long by (maximum) 4.5m wide with a shallow lean-to roof varying in height from 3.4m to 2.9. It would be clad in vertical timber boarding and house a changing room, sauna and shower room, plus plant room and store in connection with a swimming pool. The latter is intended to be created as 'permitted development' and does not form part of this application.

The current proposals represent a revision to the previously approved scheme under AWDM/0391/25.

Relevant Planning History:

AWDM/0391/25 - Remodelling and enlargement of existing dwelling including hip to gable extension to rear (south), two storey side/rear extension, single storey side/rear extension and rear veranda, air source heat pump to front, rear shed/outbuilding (to house swimming pool plant), solar PV panels to south, east and west roof slopes, rooflights to east and south roof slopes.

STATUS: Application Permitted 13th August 2025.

Consultations

Southern Water

No objection to extensions and alterations to main dwelling, but recommend a pre-commencement condition in relation the garden building requiring agreement of details of the proposed means of foul/surface water drainage disposal.

Officer Comment: The recommended condition is considered unduly onerous for this householder development on which Southern Water would not normally be consulted.

Representations

1 comment in support of the proposals has been received from a neighbour on the opposite (north) side of Rugby Road.

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.

The extant consent is a material consideration in the determination of the current proposals.

Visual Amenity

The main difference compared to the previously approved scheme is that the current proposals omit the rear roof extension and 'crown roof' formation.

The proposed 2-storey side extension is marginally (0.35) wider than that previously approved, but this does not harmfully unbalance the appearance of the dwelling, or appear overwide. The pitched roof form and proportions of the single-storey garage/store and positioning of the door-opening are an improvement. The extension of the tiled canopy in front also helps to visually integrate the extensions with the host dwelling.

Following amendment the proposed rear dormer would be set well in from the western edge of the enlarged roof. It would be set down from the ridge and up from the eaves. Although its positioning 'crashing into' the side of the rear projection is not ideal, it would be screened in views from the east by the larger massing of this existing component. The proposed 'standing seam' finish is not an unusual treatment for dormers and would not appear out of keeping with the character of the dwelling or the surrounding area.

The proposed single-storey rear extension replaces the previously proposed rear extension and verandah. Its depth would not be excessive in the context of this large dwelling plot. The lean-to roof form, with low eaves height at the rear, helps it to achieve a subsidiary visual relationship to the host dwelling. It would be set in from the west side (by the width of the proposed garage/store) and would not be prominently visible from Rugby Road.

The extensions, including the garden outbuilding, can be comfortably accommodated on this generous-sized plot and, as amended, would assimilate well with the appearance of the existing house.

Residential Amenity

As before, the neighbours most affected by this proposal are those to the sides at No.9, 15a and 17 and to the rear at 5b Rugby Road.

No.9 is located to the east side of the application site and has an unusual first floor extension to the rear supported on posts, enclosing the ground floor opening below. This addition extends back roughly to the same extent as the existing rear elevation on this side of No.11. There is a 1.8m high close boarded fence to the boundary. The proposed single-storey extension would extend 4.85m deep on this side, set off the boundary by 1.3m. Having regard to its sloping roof form and low eaves height at the rear (south), it is considered there would be only limited impact on the receipt of light to and outlook from ground-floor windows in the side and rear of No.9.

An enlarged first-floor window in the east side of the existing house (serving a bathroom) can be required to be obscure-glazed. Ground-floor windows are set off the boundary and largely screened by the existing boundary treatment.

No.15a is located to the west side of the application property but significantly set back adjacent to the end of the rear garden. There is a wall and slatted fence above to the rear garden boundary. The proposed extensions, including the garden outbuilding, are sufficiently well separated from the front of No.15a and would not result in any harmful impacts on this property.

No.17, a detached bungalow, is located to the west of the application site and separated from it by the private driveway leading to No.15a and 15b at the rear (south). A rooflight window proposed in the west pitched roof slope of the proposed 2-storey side extension would face towards the side of No.17 at a distance of approximately 16m. The roof light would serve a dressing room and can be conditioned so that the opening edge is not lower than 1.7m from the floor of the room to avoid any potential adverse overlooking impacts.

No.5b is well separated to the rear of the application site and the proposals would have no adverse impacts on this property.

There would be no significant adverse impact on the residential amenities of adjacent occupiers as a result of this application.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Materials as specified
- 4 Roof light to west side non openable below 1.7m from floor of room

5. Enlarged first-floor window east side, obscure-glazed and fixed shut

Informative

Pro Active Amendment

Southern Water

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

Case Officer: Jo Morin Date: 21.07.2026

Authorised by: Peter Barnett Date: 22 July 2026