

Development Management – Delegated Officer Report

Application Number: AWDM/0725/26

Recommendation: – APPROVE

Site: 12 Chelwood Avenue Worthing West Sussex BN12 4QP

Proposal: Removal of existing rear conservatory and erection of part single/part 2-storey rear extension, plus single-storey (north) side extension and alterations to existing fenestration.

Date of Site Visit: 25/06/2026.

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application site, 12 Chelwood Avenue, is situated within an established residential area of Worthing. It comprises a two-storey detached dwelling with a pitched roof. The surrounding area is characterised predominantly by two-storey detached dwellings set within individual plots, typically with private rear gardens and front driveways leading to integrated garages. The application property has previously been enlarged by a 2-storey front extension and rear conservatory.

The property is not a listed building and is not situated within a conservation area. There are no Tree Preservation Orders affecting the site.

Proposal

Planning permission is sought for the removal of the existing rear conservatory and the erection of a part single-/part two-storey rear extension, together with a single-storey side extension on the northern side of the dwelling and alterations to the existing fenestration.

The existing conservatory, which would be removed, extends approximately 3.74m in depth, measures approximately 10.04m in width, and has a maximum height of approximately 3.23m.

The proposed rear extension would extend to a depth of approximately 4.74m. The single-storey element would have a height of approximately 3.29m, whilst the two-storey element would have a maximum height of approximately 7.57m. The combined width of the proposed rear and side extensions would be approximately 12.91m.

The proposed single-storey side extension would project no further to the rear than the proposed rear extension and would extend approximately 4.71m along the northern side elevation. It would have a maximum height of approximately 4.39m.

The single-storey rear extension would have a flat roof, the two-storey rear element would have a pitched roof, and the side extension would incorporate a lean-to roof.

Two rooflights are proposed within the roof slopes of the two-storey rear extension, with one facing north and one facing south. A further three rooflights are proposed within the north-facing roof slope of the side extension. Two additional rooflights are also proposed within the front (west-facing) roof slope, one above the proposed side extension and one within the existing roof slope.

The proposed rear extension would incorporate bi-fold doors and east-facing windows. A new door is proposed within the west-facing (front) elevation of the side extension in place of an existing window.

The extensions would be constructed in matching brickwork with roof tiles to match the existing dwelling.

No new side-facing openings are proposed other than replacement openings. The proposed north- and south-facing rooflights are proposed 1.7m above the internal floor level, as it the case with all the proposed rooflights.

Relevant Planning History:

01/00941/FULL - Erection of a conservatory to rear elevation
STATUS: Conditional Consent 24th October 2001.

AWDM/1567/15 - Two storey front extension
STATUS: Application Permitted 30th December 2015.

Consultations

None undertaken.

Neighbour Representations

None received.

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

Despite the two-storey element of the proposed rear extension, the development would remain subsidiary in form and scale to the existing dwelling. The extension would be finished in brickwork and roof tiles to match the existing building and, as such, would relate well to the host dwelling and would not appear incongruous. The combination of roof forms is considered acceptable in their proposed locations.

The proposed rear extension would be located to the rear of the property and would only be visible in glimpsed views from the public highway. The proposed side extension would be more readily visible; however, it is considered to be in keeping with the character, scale and appearance of the existing dwelling. Overall, the proposed rear and side extensions would not appear visually intrusive or out of keeping with the surrounding area and would not detract from the character or appearance of the street scene.

Residential Amenity

The neighbouring properties most affected by the proposed development are those immediately adjacent at 14 Chelwood Avenue (to the north) and 10 Chelwood Avenue (to the south).

14 Chelwood Avenue

No. 14 Chelwood Avenue is located to the north of the application site and comprises a 2-storey detached dwelling with second-floor accommodation provided within the converted/enlarged loft space. The properties are separated by boundary fencing.

Given that the proposed development comprises a part single-storey, part two-storey rear extension, consideration has been given to the potential impact on daylight received by neighbouring ground and first-floor windows. As shown on the proposed block plan, the extension does not breach a 45-degree line drawn from any relevant neighbouring habitable room window. The proposal therefore satisfies the 45-degree daylight test.

Furthermore, No. 14 benefits from an existing ground-floor rear extension which projects beyond the existing conservatory at the application site. The proposed extension would extend only marginally beyond the footprint of the existing conservatory and would therefore have only a negligible impact on the windows within the rear (east) elevation of No. 14.

In terms of privacy, the proposed extension would contain no side-facing openings towards No. 14 other than rooflights. These rooflights are proposed 1.7m above the internal floor level, thereby preventing overlooking. Whilst there are existing ground-floor windows within the south elevation of No. 14 facing the application site, these serve a kitchen and a WC rather than principal habitable rooms and therefore attract less weight in the assessment of residential amenity.

Accordingly, the proposed development would not result in unacceptable overlooking, loss of privacy or loss of daylight to the occupants of No. 14.

10 Chelwood Avenue

No. 10 Chelwood Avenue is located to the south of the application site and comprises a two-storey detached dwelling. The properties are separated by boundary fencing.

The building footprint of No. 10 already projects further into the rear garden than that of the application site, extending beyond the footprint of the existing conservatory. The proposed extension would bring the rear building lines of the two properties to a broadly similar position, extending only marginally beyond that of No. 10. Consequently, there would be minimal impact on the openings within the rear (east) elevation of No. 10.

The two-storey element of the proposal is also positioned further from No. 10 than from No. 14 and, as a result, any effects on outlook or daylight would be correspondingly reduced.

The only new opening facing No. 10 is a rooflight within the south-facing roof slope. This rooflight would be fixed shut unless positioned at least 1.7 metres above the finished floor level and would therefore not give rise to overlooking or any loss of privacy.

There are no openings within the north side elevation of No. 10 that would be affected by the proposed extension. In addition, No. 10 benefits from an existing side and rear extension which provides a further degree of physical separation and screening between the properties.

Given all of the above, the proposed development would not result in any overlooking or loss of privacy, nor would it result in any unacceptable loss of light to the occupants of No. 10.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to side walls 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? N

Case Officer: Tom Westerman

Date: 20/07/2026.

Authorised by: Jo Morin

Date: 21.07.2026