Expiry Date - 20/08/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0818/25 **Recommendation – APPROVE**

Site: **107 Grand Avenue Worthing West Sussex BN11 5BE**

Proposal: **Single storey ground floor rear extension**

Date of site visit: 24/07/25

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the west side of Grand Avenue within a residential area of Worthing. The property comprises a detached two storey house with rooms in the roof, occupied as three flats, the application relates to No.107 located on the ground floor. The building has white rendered elevations with mock Tudor detail, a tile hung bay to the front, white UPVC windows and a hipped roof. The property is set back from the road behind a low brick wall, planting and a gravel driveway. There is a conservatory, pergola and a mature garden to the rear for exclusive use by the application flat with a shed and garden room.

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

Proposal

Planning permission is sought for a single storey rear extension, the existing conservatory and pergola would be removed.

The proposed extension would measure 5.5m deep x 5.4m wide with a flat roof of 3.1m high. The extension would provide an extended lounge and dining area with doors to the rear and a door and window to the north side. The extension would be finished in grey cladding.

The application has been amended to reduce the height of the proposed extension.

Relevant Planning History:

09/0842/FULL - Conservatory to rear of property.
STATUS: Application Permitted 18th November 2009.

09/0989/FULL - Revisions to approved planning permission for a conservatory to rear of property. WB/09/0842/FULL dated 16th November 2009 refers.
STATUS: Application Permitted 20th January 2010.

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Consultations:

None required

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

The proposed extension is to the rear of the property and set in from the sides of the building and would not be visible from the surrounding area.

The extension is deeper than the 3m set out in the Council's SPG – Extending or altering your home, however an extension of this depth would not appear disproportionate to the main house and remains subsidiary in scale and form and is acceptable in this context.

It is proposed to finish the extension in grey cladding instead of matching materials to the house, however in this location where the extension cannot be seen from the road or the surrounding area, this is considered acceptable, subject to a condition restricting the use of cladding elsewhere on the building.

Amended plans have been provided to reduce the height of the roof, this would now line through with the roof of the existing extension and the brick string course detail on the main building, resulting in a more cohesive design.

There would be no adverse impact on the visual amenities of the locality as a result of this application.

Residential Amenity

The most affected neighbours are those in the flats above at 107B and C and to the sides at No.105 and 109.

The proposed extension, being a fully insulated structure would contain more noise than the existing conservatory and pergola in this position. The rooflights would provide light to the proposed extension but would not provide views in to the neighbouring flat. The scale of the proposal would not affect the amenities of the upper floor flats or have any additional impact on their living conditions.

No.105 is located to the south side of the application site and has a brick built outbuilding adjacent to the boundary with No.107. There is also a shed adjacent to the same boundary in the applicant's garden. These buildings would screen views of the proposed extension. The extension would be approximately 5.85m from the boundary with this property and would not appear overbearing or oppressive or affect light to the neighbour's house or garden.

No.109 is located to the north of the application site and separated by a fence and trellis to the boundary. There is an existing single storey rear extension to the application property that extends out about 3.2m to the rear. The proposed extension would project approximately 2.3m beyond this but would be set in about 3m from the boundary. A single storey extension in this position would not appear overbearing or oppressive to the neighbour or diminish light to their property. The door and window proposed to the north side of the extension would look out on to the boundary and would not result in overlooking or loss of privacy.

The extension is deeper than the recommended 3m as set out in the Council's SPG – extending or altering your home however the extension is set in from the side boundaries and would not compromise a line projected at 45 degrees from the midpoint of the neighbours nearest door or window to a habitable room. The larger depth of 5.5m is therefore considered acceptable as there would be no adverse impact on neighbours.

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

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials as specified
4. Cladding to rear extension only, not permitted anywhere else on building

Informative

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.

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

Case Officer: Amanda Haslett Date: 29/08/25

Authorised by: Peter Barnett Date: 29 August 2025