Expiry Date - 25/08/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0854/25 **Recommendation – APPROVE**

Site: **31 Malvern Close Worthing West Sussex BN11 2HE**

Proposal: **Single storey rear extension**

Date of site visit: 15/07/2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings
The site is located to the north eastern side of Malvern Close in a predominantly residential area. The road is characterised by good sized plots with two storey properties.

The property comprises a detached two storey house. To the rear of the site is a conservatory. Part of the front garden has been converted to parking. The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal
The application proposes to replace the existing conservatory with a full width rear extension. This would provide a 2m deep extension where the conservatory is and on the other side a 3.4m deep extension to result in a flat rear elevation. On the larger side of the extension there is proposed to be a roof lantern, within the rear elevation some sliding doors. The flank elevations would have no windows.

The proposal is to be flat roofed and would be finished in materials to match the existing dwelling.

Relevant Planning History:
None

Consultations:
Environmental Health – There are no adverse EH comments for this application.

Representations:
None

Relevant Planning Policies
Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (2024)
National Planning Practice Guidance

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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
Due to the location of the proposed works to the rear there are not considered to be views available from within the public realm. The materials are proposed to match which complement the existing building and the scale is subordinate.

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

Residential Amenity
The most affected property is the neighbour to the west at No.29.

The extension is 2.73m deep on the western side which would run past the existing rear elevation of the neighbouring property. However, the neighbouring property has a detached garage to the rear on the boundary which protrudes significantly past that of the proposed extension. On the other boundary the extension would not protrude as far at the existing conservatory goes.

There are no windows proposed in the side walls of the extension, which ensures that there is no overlooking to the neighbouring property that would not already be available from within the site. The windows to the rear of the site overlook the applicant’s rear garden. With significant depth to the site there is not considered to be any overlooking to the rear with the properties Within Pearsons Retreat.

Due to the separation distances on either side of the proposal it is not considered that there would be any significant overbearing or overshadowing on the neighbouring properties. This is also assisted by the location to the north of the property and the single storey nature of the proposal which ensures that the potential overshadowing is reduced with the footprint largely covered by the existing shadow of the property.

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

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials

4. No windows in 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: Finlay Gardner Date: 27/08/2025

Authorised by: Peter Barnett Date: 29 August 2025