Expiry Date - 22/10/2025
Extension of Time -

Development Management – Delegated Officer Report

Application Number: AWDM/1102/25 Recommendation: – APPROVE

Site: 2 Drummond Road Worthing West Sussex BN12 4DX

Proposal: Re-roofing existing single-storey side extension. Proposed side and rear extensions. New bay window to front elevation.

Date of Site Visit: 10/10/2025

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site is located to the south side of Drummond Road within a residential area of Worthing. The property comprises a detached, two-storey house with brick and render elevations, two storey bay and an oriel window to the front and a hipped roof. There is an existing single storey extension to the west side of the building which is narrower to the rear. The property is set back from the road behind a low wall and front garden with driveway. There is a conservatory and good size garden to the rear.

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 single storey side and rear extensions, re-roofing the existing side extension and a new bay window to the front.

The existing rear conservatory and the narrower part at the rear of the existing side extension would be demolished and replaced with a single storey wraparound extension and side extension. The proposed extension would measure approximately 3m deep x 8.15m wide and wrapping around the side of the house extending 2.26m to the side x 5m deep. This part of the extension would be set in about 1.2m from the side boundary to the west. The extension would accommodate an open plan lounge/kitchen/dining room with sliding doors and a window to the rear.

A further extension of 2.26m deep would be added to the rear of the existing side extension (following demolition of the existing narrower part of the side extension) and would extend out in line with the existing wall which is adjacent to the boundary. This extension would adjoin the proposed wraparound extension that is set in from the boundary. A porch canopy would also be added to the rear of the side extension. The extension would accommodate a utility room with a door to the rear garden.

The ground level drops to the rear by approximately 400mm with steps down to garden level from both the existing and proposed extensions. The flat roof to the existing side extension would be replaced with a new flat roof of similar height (3.25m at its highest

point) and would continue across at the same height for the proposed extensions. A false pitch roof would be added to the front and roof lights to the side and rear roofs.

The extensions would be finished in render over a brick plinth to match the existing building with a grey GRP roof and tiles to the front pitch.

The existing flat window to the front of the side extension would be replaced with a bay window of the same height as the existing window but wider.

Relevant Planning History:

03/00693/FULL - Two storey side extension
STATUS: Application Refused 25th July 2003.

04/00587/FULL - Single storey side extension
STATUS: Conditional Consent 20th July 2004.

Consultations

None required

Neighbour Representations

One representation received concerning the following:

As the adjoining neighbours at No.4, we are writing in relation to planning application AWDM/1102/25 at No.6. While we have no objection in principle to the proposed works, we would appreciate it if the following points could be carefully considered and addressed through planning conditions or construction design, to ensure that the development proceeds without negative impact on our property.

1. Boundary and Encroachment
- *We request that the existing fence line remains in place throughout and after construction.*
- *The extension must not encroach over the boundary in any way - including:*
- *Roof overhangs (e.g. gutters, soffits)*
- *Wall finishes*
- *Drainage pipework*
- *The proposal should be designed to allow for future maintenance of the boundary and fencing.*

2. Groundworks and Foundations
- *We would like confirmation that all footings and foundations will remain fully within the applicant's land.*
- *The space between the proposed wall and boundary appears limited, and we have a main sewer running down our side return, which must not be affected.*

3. Drainage and Surface Levels
- *We are keen to ensure that there are no changes to ground levels or drainage that would cause surface water to run off into our side return.*

- *We ask that any required soakaways are positioned away from the boundary and designed to manage the additional roof area appropriately.*

4. Flues and Ventilation
- *We request that any boiler flues, bathroom/kitchen extractor outlets or other vents are directed away from our property and are not installed in close proximity to the boundary, to avoid odour or steam affecting our side return.*

5. Construction Access and Party Wall Considerations
- *We do not grant access to our side return for construction works. The area is fully paved, in daily use, and we have pets on the property.*
- *We expect a Party Wall Agreement to be in place before works begin, covering:*
- *Notification of works*
- *Agreed working hours*
- *Damage rectification*
- *Safety measures*

We trust that the development can proceed in a way that respects our property and privacy, and we appreciate your consideration of these points. We would be grateful if these matters could be reflected in the planning approval through appropriate conditions or design requirements.

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 street scene is characterised by detached houses of similar design, form and scale to each side of the road with properties to the south side having a hipped main roof, with projecting bay regularly spaced with garages in between. The garages mainly have false pitch roofs to the front. The application property differs from the others and is slightly narrower and does not have a projecting hip above the bay window. The properties to the east side front on to Sea Place and are of various design and form.

The proposed extensions are to the rear of the property and the only part that would be clearly visible from the front is the replacement roof to the existing side extension and proposed bay window. The proposed false pitch to the front would be an improvement in comparison to the existing flat felt roof and would reflect the roof form of other side additions in the locality.

The proposed bay window to the front of the existing side extension would also improve the appearance of this property, reflecting the character of the main building but on a smaller scale so as not to compete visually.

The proposed side and rear extensions would be subsidiary in form and scale to the existing building and finished in materials to match and would not dominate or detract from the character of the building.

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 to the sides at No.4 Drummond Road and No.71 Sea Place.

No.4 is located to the west side of the application site and has a single storey extension to the rear and is separated by a fence to the boundary. There is a door to the side of No.4 that would be opposite the side extension, however it is noted that this door currently looks out on to the boundary fence and is a secondary opening to the main kitchen/diner openings to the rear of the same room, therefore the impact on light and outlook for this opening is not considered significant. The deeper part of the extension forming the wraparound side/rear extension would be set in from the boundary by 1.2m and would not extend beyond a line projected at 45 degrees from the midpoint of the rear doors to the neighbour's kitchen/breakfast room. The proposed extensions would not appear overbearing or oppressive to the neighbours. There are no openings proposed to the side of the extensions and no overlooking or loss of privacy would occur. Conditions preventing encroachment of gutters etc. beyond the boundary and to prevent flues/extracts to the west side wall adjacent to the boundary have been added to protect the amenities of these neighbours.

No.71 is located to the east side of the application site and its rear garden boundary adjoins the side boundary of the application site. The proposed rear extension would be set in 1.5m from the boundary with this property. A single storey extension in this position would not appear overbearing or oppressive or diminish light to their home or garden. There are no openings proposed to the east side elevation and no overlooking or loss of privacy would occur.

No.69 and 73 Sea Place (to the east side) and No.4 Harvey Road (to the rear) also adjoin the site but would not be adversely affected by this proposal for single storey side/rear extensions.

There would be no significant detrimental 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. Matching materials
4. No openings to side elevations of extension
5. No part of the extensions/alterations hereby approved, (including gutters, downpipes, fascia, tiles, etc.) shall encroach beyond the boundaries of the site and no flues, extract or vents shall be installed on the west side wall of the extension adjacent to the west side boundary.

Informative

1. 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.

2. You are advised to ensure that the development works accord with the Party Wall Act 1996, which set out responsibilities for the undertaking of works at or close to the party wall of any neighbouring owner. Further information can be found at: https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance

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

Case Officer:	Amanda Haslett	Date: 17/10/25
Authorised by:	Peter Barnett	Date: 17 October 2025