

Development Management – Delegated Officer Report

Application Number: AWDM/0215/26

Recommendation: – APPROVE

Site: 87 Aldsworth Avenue Worthing West Sussex BN12 4XG

Proposal: Proposed loft conversion with rear dormer, new front porch, partial conversion of garage to habitable accommodation with new window and replacement garage door.

Date of Site Visit: 01/04/2026.

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site, 87 Aldsworth Avenue, is situated within an established residential area in Worthing. The surrounding area is characterised by sizeable dwellings, typically featuring pitched roofs and generous rear gardens. The local area has a verdant character, with numerous mature trees providing a high degree of screening. The application property comprises a detached 2-storey house with a converted loft space, within the pitched roof.

To the rear, the property benefits from a large private garden enclosed by a combination of close-boarded fencing and mature planting. A number of mature trees are located to the west, providing a good level of privacy and screening. Access is provided via a gated entrance at the front, leading to a driveway and an integrated garage positioned to the right-hand side of the property.

The property is not a listed building and is not located within a conservation area. The rear garden adjoins Goring Hall Conservation Area to the west. There are no Tree Preservation Orders affecting the site.

Proposal

Planning permission is sought to enlarge the loft accommodation incorporating a rear dormer together with the addition of a front porch, and the partial conversion of the existing garage into habitable accommodation, including the installation of a new window and replacement garage door.

The rear dormer would measure approximately 2.39m in height, 4.91m in width, and 2.47m in depth. It would be constructed in materials to match the existing dwelling, with a GRP flat roof and white uPVC window.

The front porch would measure approximately 3.75m in height, 2.39m in width, and 1.52m in depth.

The existing garage door would be replaced with a smaller opening, reduced from 4.34m in width to approximately 2.35m, to facilitate the partial conversion.

Relevant Planning History:

03/00198/FULL - Erection of two storey side extension

STATUS: Conditional Consent 24th April 2003.

04/00108/FULL - Revised proposals for the erection of a two storey extension to include a balcony to the first floor rear elevation (WB/03/00198/FULL refers)

STATUS: Conditional Consent 10th March 2004.

Consultations

The Worthing Society

“Thank you for your email regarding the above mentioned Planning Application. I am writing to advise you that because the property is not a Listed Building, recorded on the Local Interest List or within a conservation area, this application falls outside our remit. We shall not therefore be submitting comments.”

Neighbour Representations

None received.

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM23, DM24

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 site adjoins the Goring Hall Conservation Area, which derives its significance from Goring Hall and surrounding landscaped grounds. Goring Hall, now a private hospital, was built in the 19th-century designed by Charles Barry for David Lyon and rebuilt following a fire in 1888. The conservation area is valued not only for its architectural and historical associations, but also for its extensive designed landscape, including the mile-long Ilex Avenue, former estate grounds, and surviving features such as stables, a walled garden, and terraces. Together with nearby historic buildings associated with the original settlement of Goring, and its verdant, open character with mature planting and grass verges, the area preserves the rural setting of a significant historic estate.

The conservation area lies to the west of the application site, which is heavily screened by mature trees along its northern and western boundaries. Due to the height, density, and extent of this vegetation, there are no views of Goring Hall from the rear garden. As such, the proposed rear dormer would not impact upon the setting or significance of the conservation area.

In terms of design, the Council's supplementary planning guidance advises that dormers should be proportionate, set below the existing ridge, and aligned with the vertical rhythm of the host dwelling. Overly large or dominant structures, or those that wrap around roof slopes or interrupt the hip line, should be avoided. While hipped or gable-ended dormers are generally preferred, flat-roofed dormers may be acceptable where they are appropriately located and designed.

The property has been previously enlarged by a substantial 2-storey side extension on its north side. Within this context of the enlarged roof volume the proposed rear dormer although itself relatively large would not dominate the rear roof slope. It would be set below the main roof ridge and in from the hipped side slopes, appearing subsidiary to the host dwelling. Although flat-roofed, it is located to the rear and would not be visible from the street scene. It would be finished in materials to match the existing dwelling ensuring a cohesive appearance. Whilst large rear dormers are not common in the area, the addition of the proposed rear dormer would not harm the character or appearance of the area.

The proposed porch will be visible from the street but is in keeping with the overall style and proportions of the dwelling. The replacement garage door will be off-centred from the dormer window above having a somewhat unbalanced appearance. However, the resulting harm would not be so severe as to warrant refusal on this ground.

Residential Amenity

The nearest affected neighbouring property is 85 Aldsworth Avenue, located to the south of the site. This is a detached two-storey dwelling with a pitched roof, and benefits from an existing conservatory and single-storey rear extension. The properties are separated by boundary fencing and vegetation.

The proposed dormer would not contain any openings directly facing no.85 and therefore would not result in direct overlooking of the neighbouring property or its private rear garden. Any oblique views that may be possible would be comparable to those already experienced from existing first-floor rear-facing windows at the application property, some of which are positioned closer to the shared boundary than the proposed dormer.

The proposed porch and garage conversion would not give rise to any impacts in terms of overlooking, loss of privacy, or loss of light.

Overall, the development would not result in any unacceptable impact on neighbouring residential amenity, including in relation to overlooking, privacy, or loss of light.

Recommendation:

APPROVE subject to condition(s):-

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

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: 05/05/2026

Authorised by: Jo Morin Date: 05.05.2026