Expiry Date - 18/07/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0520/25 **Recommendation – APPROVE**

Site: **7 Hillview Road Worthing West Sussex BN14 0BU**

Proposal: **Single storey rear extension**

Date of site visit: 08/07/2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings
The site is located to the west side of Hillview Road in a predominantly residential area. The road is characterised by large plots with one and a half storey bungalows.

The property comprises a detached one and a half storey house. To the rear of the site is an extension. Part of the front garden has been converted to parking. There is a steep topography on the site sloping down from west to east as is characteristic of the area.

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 extend the width of the existing extension by approx. 1.3m.

The extension would be finished in materials to match the existing dwelling.

Relevant Planning History:
None

Consultations:
None

Representations:
None

Relevant Planning Policies
Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (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
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 neighbours to the north at No.9.

The extension is 2.73m deep which matches that of the existing extension. The only increase would be on the northern side measuring 1.275m in width. There is not considered to be any additional overshadowing through the increase in size due to the separation and the neighbours own side extension. The extension is still adequately separated from the boundary by approximately 2.2metres.

There are no windows proposed in the side wall 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 on Vale Walk.

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

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.

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

Case Officer: Finlay Gardner Date: 09/07/2025

Authorised by: Louise Prew Date: 09/07/2025