Expiry Date - 10/11/2025
Extension of Time -

Development Management – Delegated Officer Report

Application Number: AWDM/1174/25 Recommendation: – APPROVE

Site: 23 Highdown Avenue Worthing West Sussex BN13 1PU

Proposal: Single storey rear extension

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 Highdown Avenue within a residential area of Worthing. The property comprises a semi-detached house with brick elevations, a tile hung bay and a pitched roof. The building has a catslide roof to the rear and a single storey rear extension. The property is set back from the road behind a low wall and paved garden.

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 measuring approximately 3.2m deep x 2.5m wide with a flat roof of 2.95m high. The extension would form a shower room with window to the side.

A further extension would be added to the end to form a store for a mobility scooter, measuring 1.2m deep x 2.5m wide x 1.65m high.

The extension would be finished in bricks to match the existing building.

A door to the side of the existing building would be bricked up and a new side window installed, serving a utility room.

Relevant Planning History:

None relevant

Consultations

None required

Neighbour 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 extension is to the rear of the property but would be visible in views down the side of the building. The proposed extension would be set back about 15.5m from the pavement and would be finished in bricks to match and would not appear dominant or intrusive in the street scene.

The extension is small in scale, low in height and set in from the boundary and would be subsidiary in form and scale to the existing 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.21/21A and 25 Highdown Road.

No.21/21A is located to the east of the site and separated by a wall to the boundary and a driveway leading to the garage at the rear of the house. There is a small rear extension to No.21. The main part of the proposed extension would project approximately 4.2m beyond the rear elevation of the neighbour's property however this is set in 1.2m from the boundary and approximately 3.7m from the side of the neighbour's house. An extension of this size, in this position would not extend beyond a line projected at 45 degrees from the midpoint of the neighbours nearest window to a habitable room and would not result in overshadowing or loss of light to their property. The windows to the side of No.21 opposite the extension, serve non-habitable rooms or are secondary windows to openings at the rear and light to these windows would not be diminished. The proposed extension would not appear overbearing or oppressive to the neighbours. The two windows proposed to the east side of the property serve a shower room and utility room and can therefore be obscure glazed. There would be no overlooking as a result of this application.

No.25 is the adjoining house to the west side of the site and separated by a wall and vegetation to the boundary. The proposed extension would be approximately 3.8m from this boundary and would have no adverse impact on the neighbour's amenity. There are no windows proposed to the west side and no overlooking would occur.

There would be no significant detrimental impact on neighbours as a result of this application.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. Obscure glazed windows to east side

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: Amanda Haslett Date: 06/11/25

Authorised by: Jo Morin Date: 07.11.2025