

Development Management – Delegated Officer Report

Application Number: AWDM/0142/26 **Recommendation:** – APPROVE

Site: 26 Burnham Road Worthing West Sussex BN13 2NN

Proposal: Single storey rear and side extension

Date of Site Visit: 02/03/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site is located to the south side of Burnham Road within a residential area of Worthing. The property comprises a semi-detached bungalow with white painted brick elevations and a tiled hipped roof. There is an attached flat roof garage to the west side with lean to roof and a conservatory to the rear. There is a good size garden to the rear enclosed by fencing and a high hedge. The property is set back from the road behind a low wall, front garden and driveway.

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 and side extension. The existing sunroom to the rear and garage to the side would be demolished.

The proposed rear extension would measure 3.5m deep x 11m wide wrapping around to the side (replacing the garage) forming an extension of 2.25m wide x 11m deep. The extension would have a flat roof of approximately 2.85m high with roof lights above.

The rear extension would provide an open plan kitchen/dining/living space with sliding doors to the rear and a utility room with a window to the rear. The side extension would form a study and bathroom with rooflights above and a window to the front.

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

The plans have been amended to set back the front of the side extension by approximately 0.45m and to lower the roof by approximately 0.1m.

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 most visible part of the proposal is the side extension which would replace the existing garage. The existing garage lines through with the eaves height of the bungalow at approximately 2.55m high and is flush with the front elevation of the bungalow. The proposed side extension with a flat roof of approximately 2.85m high would be 0.30m higher than the existing garage roof. This increase is necessary to accommodate the required insulation for habitable accommodation. Due to the raised roof height above the eaves of the existing building, amended plans were submitted to provide a deeper set back behind the front elevation of the bungalow to increase the visual subservience of the extension. In addition to this, the adjacent bay window, roof and soffit of the main bungalow project about 0.6m beyond the main front elevation achieving a deeper set back. The window to the front would line through with the existing front windows and the extension would be finished in bricks to match the existing building.

The ground level to the adjacent property to the west is slightly lower than the application site and has a slightly lower garage roof. Although the roof of the proposed extension would be higher than the neighbour's garage, the position of the proposed side extension set back from the neighbour's garage would reduce the prominence of this addition and would not appear dominant or intrusive in the street scene.

The proposed extensions are subsidiary in scale and form to the existing building and would not detract from the character of the property or the wider area.

There would be no significant 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.24 and 28 Burnham Road.

No.24 is located to the west side of the application property on slightly lower ground level and has a garage to the side adjacent to that at No.26 and a further garage/outbuilding adjacent to the boundary and further to the rear. The neighbour's property also has a conservatory to the rear. There is a fence to the boundary. The proposed side extension would replace the existing garage in the same position but would have a higher flat roof adjacent to the boundary that is approximately 0.6m higher than the lowest point of the existing lean to roof. The majority of the side extension is adjacent to the garage to the neighbour's side however there is a small courtyard to the rear of the neighbour's garage where the increased roof height would be visible and a side window to the neighbour's property facing on to this courtyard and the proposed extension. The extension would be about 2.25m from this window which serves a kitchen, a non-habitable room and any impact on light to this window would not be considered to result in significant detriment to residential amenity. Outlook from this window would not significantly change as it would still look onto a blank wall at the same distance as existing, it is only the height that has changed. The deeper section of the rear extension would be screened by the outbuilding in the neighbour's garden and would not have any adverse impact on amenity or affect light to the rear conservatory which is set in from the boundary with openings to the rear. There are no openings proposed to the side of the extension and no overlooking or loss of privacy would occur.

No.28 is the adjoining property to the east side and has a small extension of about 1m deep to the rear. There is a fence to the boundary. The proposed rear extension would replace an existing sunroom in the same position adjacent to the boundary but would be about 0.4m deeper and 0.3m taller. The proposed extension would not extend beyond a line projected at 45 degrees from the midpoint of the nearest doors to the neighbour's property and is not considered to have any significant impact on light to their property. The extension would not appear overbearing or oppressive to the neighbour. No openings are proposed to the side and no overlooking or loss of privacy would occur.

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

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the

proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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: 18/03/26

Authorised by: Jo Morin Date: 18.03.2026