

Development Management – Delegated Officer Report

Application Number: AWDM/0299/26 **Recommendation:** – APPROVE

Site: 25 Oaksheath Gardens Worthing West Sussex BN13 3GE

Proposal: Single storey rear extension

Date of Site Visit: 31/03/2026.

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site, 25 Oaksheath Gardens, is situated within a recent largescale development of housing where some permitted development rights have been removed. The application site itself is a three-storey terraced dwelling with a pitched roof. A private garden containing a small patio area is situated to the rear of the property enclosed by close-boarded fencing and walls. A parking area is located on the left-hand side of the property.

The property is not a listed building and is not located within a conservation area. There are no Tree Preservation Orders affecting the site.

Proposal

Planning permission is sought for a single-storey rear extension.

As amended, the proposed extension would extend from the rear (northwest) elevation of the dwelling to a total depth of 3m with a pitched roof approximately 3.73m in height.

The extension will contain bifold doors on its rear (northwest) elevation, two rooflights on the side (southwest) pitched roof slope, with no openings proposed on the side (northeast) elevation. It will be of face brick construction to match the existing property.

Relevant Planning History:

11/0275/OUT - Outline application for development of land north of Fulbeck Avenue, West Durrington, for residential development (up to 700 units), recreation, community and education purposes; ground stabilisation; and speed management measures on Titnore Lane. Principal vehicular access and bus routing via Fulbeck Avenue, with Tasman Way providing vehicular access limited to the community facilities and bus routing, and Cherwell Road providing emergency vehicular access only.

STATUS: Application Permitted 27th April 2012.

AWDM/0569/14 - Application for approval of Reserved Matters pursuant to Planning Permission WB/11/0275/OUT relating to the appearance, landscaping, layout and scale of 93 dwellings in Areas 1b and 2b.

STATUS: Application Permitted 25th February 2015.

Consultations

None undertaken.

Neighbour Representations

Neighbours Comments- 27 Oaksheath Gardens

"I wish to object to the proposed development at 25 Oaksheath Gardens.

The proposed structure would have a significant adverse impact on the amount of natural daylight and sunlight received by my property at 27 Oaksheath Gardens. Due to its height, depth, proximity & pitched roof of the development would result in substantial overshadowing of both my garden and key habitable rooms within my home.

This loss of light would materially reduce my enjoyment of my property and negatively affect living conditions.

I ask that the planning authority carefully consider the impact on neighboring amenity and refuse the application."

Planning Officer Response: In order to address the above concerns, an amended design was requested and subsequently received. The depth of the proposed extension has been reduced from 3.5m to 3m.

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 proposed single storey extension would be subsidiary in form and scale to the existing building and would be finished in face brick to match the existing building. Due to this, the extension relates well to the appearance of the existing building and will not appear out of place.

The proposed extension is to the rear of the building and only glimpsed views of it will be visible from the road. The addition of the extension will not appear visually out of keeping and will not detract from the character of the area.

Residential Amenity

The most affected neighbours are those to the sides at 27 Oaksheath Gardens and 23 Oaksheath Gardens.

27 Oaksheath Gardens

27 Oaksheath Gardens is attached to the northeast of the application site and consists of a terraced house of a similar design. The rear of the properties are separated by fencing.

The proposed extension was initially 3.5m in depth; however, following discussions with the agent, this has been reduced to 3m.

There are a number of openings on the rear (northwest) elevation of No. 27, which is stepped nominally behind that of No.25. The proposed extension would have some impact on the receipt of light to, and outlook from, the nearest window which serves a living room/dining area. The nearby glazed door serves the same room. Given its single-storey scale and pitched roof form, with a low eaves height of 2.1m closest to the common boundary and the tallest part some 2.8m from the common boundary, it is considered the resulting impact would not be so severe as to warrant refusal on these grounds.

The proposed extension does not include any openings directly facing No. 27.

23 Oaksheath Gardens

23 Oaksheath Gardens comprises a semi-detached two-storey dwelling containing a pitched roof to the west of the application site, separated by fencing and the parking area. Given the single-storey scale of the proposed extension, the separation distance between the properties, and the intervening screening provided by existing garden outbuildings, the development would not give rise to any adverse impact on the residential amenity of the occupants of No. 23.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to northeast side elevation wall of extension

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? Y

Case Officer: Tom Westerman Date: 24/04/2026.

Authorised by: Jo Morin Date: 27.04.2026