

Development Control – Delegated Officer Report

Application Number: AWDM/1457/25 **Recommendation:** APPROVE

Site: 52 Alfriston Road, Worthing

Proposal: Single storey front extension with hipped roof extension above including hip to gable and side dormers to create first floor level. Single storey rear extension. Amendment to AWDM/1159/25.

Site visit: 19/02/2026

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a detached bungalow on the east side of Alfriston Road close to the junction with Broomfield Avenue. It has a fully hipped roof including to the front projection and it has been extended to the rear with a flat roofed single storey extension and attached conservatory structure. There is a garage to the rear north side. This boundary runs parallel to the rear garden boundaries of dwellings at 54 Alfriston Road and Nos. 25 and 27 Broomfield Avenue.

This is a residential area comprising of mainly detached and semi-detached bungalows. The west side of the road has a more mixed vernacular including two storey houses and chalet style gable fronted houses.

This is not a conservation area and nor does the application relate to a listed building. There are no protected trees on the site and no known flood risk.

Proposal

Permission is sought to square off the frontage and to add a 5.5 metre deep rear extension, in place of the existing rear additions. It is then proposed to gable the original rear hip and to increase the hipped roof the extended frontage. Dormers are also proposed on to both side roof slopes. These would have tile hanging in place of the previously proposed cladding. Matching brickwork is proposed with the entire new roof reroofed in Grey Redland 49's.

Relevant Planning History:

AWDM/1159/25: Single storey front extension with roof extension above including hip to gable and side dormer to create a first floor level. Single storey rear extension. Refused 05/11/2025

Consultations:

None

Representations:

1 objection was received from 27 Broomfield Ave:

I wish to register my strong objection to this planning application, primarily due to the severe and unacceptable overlooking it would create.

1. Serious and Direct Overlooking Leading to Loss of Privacy The proposed development would significantly compromise the privacy of my home. The position, height, and window arrangement of the new structure would allow direct views into my garden and straight into my dining room, areas that currently enjoy a reasonable expectation of privacy. This is not a minor or incidental impact-it would create a continuous, unavoidable line of sight into the main part of my living space and the entirety of my rear garden. Such a level of intrusion would materially harm my residential amenity and is wholly inconsistent with established planning principles that seek to prevent harmful overlooking between neighbouring properties. The degree of visual intrusion is so substantial that it would fundamentally alter how I am able to use and enjoy my home, forcing a loss of privacy that cannot be mitigated through landscaping or screening.

2. Secondary Concern: Loss of Sunlight / Daylight / Overshadowing While the overlooking is the most serious issue, the proposal would also result in a noticeable reduction in natural sunlight to my garden. The increase in height and massing would lead to overshadowing during key times of day, further diminishing the amenity of my home. Conclusion Given the unacceptable level of overlooking, the resulting loss of privacy, and the additional overshadowing impacts, I respectfully request that the planning authority refuse this application..

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

Policy DM5 of the adopted Worthing Local Plan says:

a) All new development (including extensions, residential annexes, alterations, ancillary development, change of use and intensification) should:

- i) be of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area. This will include consideration of proportion, form, design, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping;
- ii) enhance the local environment by way of its appearance and character, with particular attention being paid to the architectural form, height, materials, density, scale, orientation, landscaping, tree canopy, impact on street scene and layout of the development;
- iii) make a positive contribution to the sense of place, local character and distinctiveness of an area;
- viii) not have an unacceptable impact on the occupiers of adjacent properties, particularly of residential dwellings, including unacceptable loss of privacy, daylight/sunlight, outlook,

These points are reiterated in adopted Supplementary Planning Guidance 'Extending or Altering Your Home'.

The application site and the bungalow to the south are of similar design with a pronounced front projection, the only difference being the shape of the front bay. Beyond this is another detached bungalow with double bay frontage in a single plane, as built. Beyond this are semi-detached bungalows in the design of the application site.

None of the bungalows built with front projections have squared them off. However, as this is a detached bungalow and there are examples of detached flat fronted bungalows in the street this element of the proposal is not considered to be harmful to the appearance of the property itself nor to the street scene.

Raising the original rear roof into a gable has been done elsewhere most notably at No. 48, visible from the site. It would not be out of keeping and also could be completed under permitted development, as at No. 48.

The proposed front gable was the concern from the previous application. This revised application has sought to retain the hip to the front which is an improvement on the previous application and fits more closely with the character of the streetscene.

The two dormers, one to each side of the roof slope, are modest in scale and there are examples of side dormers in the area. The scheme has been amended to remove the cladding proposed in favour of tile hanging which is considered a more traditional material in this area and would preserve the appearance of the streetscene.

Residential Amenity

At the rear, the 5.5 metre deep extension will project 3 metres beyond the extended rear wall of No. 50, to the south. It will not be any closer to the site's northern boundary than the main flank wall. Due to its location to the north it will not result in overshadowing and the separation distance will ensure there is no adverse sense of enclosure

There is sufficient separation between the site and neighbours in Broomfield Avenue to avoid any significant overbearing impact from the rear gable. The separation distance is also sufficient to ensure there would be no adverse impact on habitable room windows or the garden of neighbours to the north.

The northern side dormer is to have one obscurely glazed window to the bathroom and is fixed shut below 1.7 metres. The stairs windows isn't shown as obscure glazed but this will be conditioned. While it is shown as 3.7 m above GF level views would be available towards the north as people descend the stairs. An objection was received on the grounds of overlooking of 27 Broomfield Ave. The north facing windows will not offer any views due to obscure glazing. The rear facing window would have some oblique views but these could be achieved as part of a permitted development fallback.

The dormer to the south will also be obscure glazed and non-opening below 1.7m above finished floor level. There would be no adverse overlooking from this dormer on residents to the south

Recommendation

APPROVAL subject to the following conditions:

1. Approved plans
2. Time limit
3. Materials to match
4. Windows in dormers to be obscure glazed and non-opening

Informative

1. Approved following amendment

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

Case Officer: Louise Prew Date: 19/02/2026

Authorised by: Jo Morin Date: 19.02.2026