Development Management – Delegated Officer Report

Application Number: AWDM/1585/24

Site: 28 Ely Road Worthing West Sussex BN13 1BE

Proposal: Single storey side infill extension

Date of Site Visit: 11/02/25

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

Single-storey side extension on the west side of a semi-detached chalet bungalow on a corner plot, sited forward of an existing single-storey side extension.

Planning History: None

Consultations: None

Representations: None

Relevant Planning Policies:

Adopted Worthing Local Plan (2024): SP1, DM5

National Planning Policy Framework (CLG 2024)

Planning Practice Guidance (CLG 2024)

Planning Assessment

Single storey extension to the side of the front elevation. Effectively extends an existing flat roof extension forward with a slight set back from the front elevation. The extension will have a fake pitched roof on the front elevation. Although the flat roof will be visible from the west the applicant has planted an extensive laurel hedge along the side and rear garden boundary with the street which reduces the visual impact of the development on the streetscene.

The extension would have no adverse impact on neighbouring dwellings.

Recommendation - APPROVE

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

01 Approved Plans

02 Time limit
03 Matching Materials

Case Officer: James Appleton Date: 11/02/25

Authorised by: Jo Morin Date: 12.02.2025