

Development Management – Delegated Officer Report

Application Number: AWDM/0372/26 **Recommendation:** – APPROVE

Site: 9 Tagalie Square Worthing West Sussex BN13 1FH

Proposal: SINGLE STOREY EXTENSION TO SIDE (EAST) ELEVATION

Date of Site Visit: 21/04/2026.

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site, 9 Tagalie Square, is situated within a recent largescale development of housing where some permitted development rights have been removed. The application site itself is a two-storey terraced dwelling with a pitched roof. A private garden is situated to the rear of the property enclosed by a combination of close-boarded fencing and a wall.

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 extension to the side (east) elevation.

The proposed extension would extend to a total depth of approximately 1.95m x 5.08m wide with a lean-to roof approximately 3.19m in height.

The extension will contain two velux rooflights on its roof, white uPVC and double-glazed bi-fold doors, interlocking roof tiles and face brickwork to match the existing. No openings are proposed on the sides of the extension.

Relevant Planning History:

AWDM/0363/11 - Demolition of college buildings for construction of 265 dwellings and commercial nursery units with associated access, parking and landscaping. Amendments include reference to minor modifications to street layouts. APPROVED

Consultations

None undertaken.

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 proposed extension would be subsidiary in form and scale to the existing building and would be finished in interlocking roof tiles and face brick to match the existing building. Due to this, the extension relates well to the existing building and will not appear out of place. The lean-to roof is acceptable given the minor scale of the extension.

The Council's SPG "Extending or Altering Your Home" advises that side extensions should generally be set back from the front elevation of the original dwelling in order to ensure a satisfactory visual relationship between the original dwelling and the extension. Amendments were therefore sought during the course of the application, and revised plans were subsequently received showing the extension set back approximately 215mm from the principal elevation.

The proposed extension is to the side of the building. Whilst views will be possible 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 neighbour is to the side at 10 Tagalie Square.

10 Tagalie Square

10 Tagalie Square is located to the south of the application site and consists of a two-storey terraced dwelling. The properties are separated by fencing within their rear gardens. No.10 contains an existing extension, of which the proposed extension at the application site will extend to the same depth and be attached. As a result of the above, there would be no overlooking, no loss of privacy, and given the extension matches the depth of the extension at No.10, there would be no loss of light.

As such, there would be no adverse impact on amenity.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials

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.

Party Wall Act

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

Case Officer: Tom Westerman Date: 12/05/2026

Authorised by: Jo Morin Date: 12.05.2026