Expiry Date - 27/05/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0452/25 **Recommendation – APPROVE**

Site: **5 Roundwood Worthing West Sussex BN13 3GZ**

Proposal: **Single storey extension to South side of dwelling**

Date of site visit: 09/05/25

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the west side at the end of Roundwood within a residential area of High Salvington, Worthing. The property comprises a detached chalet style house with two storey gables to the front and rear and pitched roof dormers to the front and rear. The building has brickwork and render elevations with quoining detail and a tiled pitched roof. The property is set back from the road behind a small open front lawn and there is a good size garden to the rear enclosed by tall hedging and a high fence.

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 extension to the south side of the house.

The proposed extension would measure 2.55m wide x 5.3m deep with a pitched roof of approximately 5.55m high and eaves to match the existing building. The extension would be set back from the front elevation by about 3.15m and would be situated behind the existing fence.

The extension would be finished in bricks to the front and rear and render with quoining detail to the side and a tiled roof, all to match the existing building. The soldier course detail above fenestration would be repeated on the extension. There would be a door to the front and a window to the side and rear and rooflights above, all serving the extended kitchen/breakfast room.

The plans have been amended to retain the fence as existing rather than repositioning it and extending out further.

Relevant Planning History:

Expiry Date - 27/05/2025

01/00623/FULL - Erection of 12 residential units with access to Uplands Avenue – Approved

Consultations:

None required

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 property is within a small development of similar houses within Roundwood situated on rising land to the end of the road. The properties within this development all have a distinctive two storey gable feature to the front and pitched roof dormers to the front and rear. Materials consist of brick, tile hanging and render.

The application property is located on higher ground level than the adjacent road to the south side and level to the front. The proposed side extension would therefore be visible from the road but would be partly screened by the existing boundary fence and trellis that extends to eaves level when viewed from the south.

The proposed extension would be set back from the front of the property and is narrow in width, repeating the roof pitch and form of the main dwelling but with a lower ridge, reflecting the character of the building. The proposal would be subsidiary in scale and form to the main dwelling and would be finished in materials to match, including the quoining detail to the corners. The proposal would not appear dominant or intrusive in the street scene.

There would be no significant adverse impact on the character of the street scene or the visual amenities of the locality as a result of this application.

Residential Amenity

The most affected neighbour is to the west, rear of the site at No.4. The proposed extension is single storey in height and position over 11.5m from the boundary and would have no detrimental impact on amenity. There would be no overlooking from the ground floor kitchen window proposed to the rear or the rooflights which are well above eye level.

The neighbours to the south are separated by the road and mature trees and would not be adversely affected by the proposal.

There would be no detrimental impact on the residential amenities of adjacent occupiers as a result of this application.

Recommendation

APPROVE subject to Conditions:-

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

Informative

1. 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.

2. The applicant is advised that further planning permission would be required to reposition the fence to the side of the extension.

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

Case Officer: Amanda Haslett Date: 18/06/25

Authorised by: Peter Barnett Date: 18 June 2025