Development Control – Delegated Officer Report

Application Number: AWDM/1066/25 Recommendation: APPROVE

Site: 73 Hollingbury Gardens Worthing West Sussex BN14 0EB

Proposal: Single storey rear extension

Date of site visit: 13/10/2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located on the western side of Hollingbury Gardens. The property contains a two-storey dwelling. The former bungalow has been extended previously into the loft with front and rear dormers, to the rear and to the side.

The site is not within a conservation area and does not contain a listed building nor any protected trees.

Proposal

The proposal is to construct a rear extension of approximately 4.5 metres in depth with an eaves height of 3.1 metres at the highest point. The materials would be brick to match the existing building.

Relevant Planning History:

AWDM/2041/20: Demolition of rear conservatory. Proposed remodelling of dwellinghouse comprising loft conversion including hip to gable enlargement to south and north with 1no. window to north, 2no. dormers and rooflights to west and 1no. dormer and rooflight to east, and extended chimney. Single-storey extension to north elevation and rear extension to west remodelled roof slope.

Refusal. Granted on appeal.

AWDM/1664/20: Remodelling of dwellinghouse, with rear extension in association with loft conversion, including raised ridge height, hip to gable enlargement to north with 1no. window and hip to half hip to south, 1no. dormer and rooflight to east and 2no. dormers and rooflights to west. Single-storey extension to north. Permitted

AWDM/0653/20: Remodelling of dwelling to include raising of the roof and hip to gable/barn-hip extensions to create a two storey dwelling; 2no. rear facing pitched roof dormers and 1no. front rooflight; single storey rear and side extensions. Permitted

Consultations:
None

Representations:
None received

Relevant Planning Policies

Worthing Local Plan 2020-2036 (WBC 2023): Policies:
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)

National Planning Policy Framework (2024)
Planning Practice Guidance
Supplementary Planning Guidance Extending or altering your home

Planning Assessment

Principle of development

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 extension will be set to the rear of the property where it will not be visible in views from the street.

It is recognised that the extension is not from the rear wall of the existing building but rather extends an existing rear extension. The overall distance from the original rear wall appears to be 7.5 metres. While this is a very deep rear extension it is within the 8m allowed under a prior approval rear extension where the concerns relate to neighbouring amenity only.

The extension is single storey which ensures it remains subordinate to the original building and matching materials will ensure it is complementary.

Residential Amenity

<u>71 Hollingbury Gardens</u>

This neighbouring property has its own rear extension which is deeper than the existing one at the application site. The proposed extension would be about 3.5 metres deeper on this boundary than the existing extension with an eaves height of 3.1 metres. The neighbouring house is similarly set off the boundary. As the extension is to the north of this property it won't adversely affect daylight or sunlight. The sense of enclosure is minimised by the eaves height and the 1 metre set in from the boundary.

A side facing window is high level which won't result in an undue level of overlooking.

75 Hollingbury Gardens

The extension would be set off the shared boundary with this property by about 2.5 metres. The neighbouring property which is set off the shared boundary and has its own rear extension. While the extension would project much deeper into the site than the neighbouring property's rear wall, the height of the extension and the set back from the boundary are considered to mitigate any feelings of being overbearing or loss of light.

Two side windows face towards the neighbour's property. The applicant has provided a section showing that you would not be able to see over the fence from within the extension. There is no overlooking concern towards these neighbours.

64/66 Cissbury Gardens

These properties are located to the rear and due to the nature of the area are located at a lower level than the application site. However, the gradient is such that the development would not be significantly higher than the rear properties and the eaves height of the extension mean the rear doors wouldn't result in undue overlooking. Screening to the rear of the garden will reduce overlooking of these properties as well.

Subject to a condition requiring that no new windows are formed in the extension's side walls to prevent overlooking it is considered the extension would not adversely affect residential amenity.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to side elevations 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? N

Case Officer: Louise Prew Date: 15/10/2025

Authorised by: Jo Morin Date: 16.10.2025