

Development Management – Delegated Officer Report

Application Number: AWDM/0042/26 **Recommendation:** – APPROVE

Site: 36 Pembroke Avenue Worthing West Sussex BN11 5QT

Proposal: Rear single-storey extension

Date of Site Visit: 16.02.2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application relates to a mid-C20, detached, hip-roofed house on the East side of Pembroke Avenue within an established residential suburb of the town. The dwelling is constructed in brick with a rendered panel at first floor (front elevation) and plain, clay tiled roof. The frontage is hard surfaced providing on-site parking provision. There is a good-sized garden to the rear.

Adjoining to the South, No.34 comprises a semi-detached house of a similar age and style to the application property. It has been enlarged on the north side by a single-storey extension that wraps around the rear northeast corner of the dwelling.

To the North, No.38 consists of a detached house of a similar age, but with a gabled roof form. It has an attached garage on the South side. A single storey extension is attached to the rear of the garage and wraps around the rear corner extending the full width of the rear elevation.

Proposal

Permission is sought to remove an attached rear lean-to and erect a single storey extension on the north half of the rear elevation. It would be 4.21m deep by 4.9m wide with a parapet roof 3.35m high. The elevations would be finished in painted render. A 'brown' living roof plus 2no roof lanterns would sit within the 'well' of the flat roof. The remainder of the rear elevation would be rendered to match.

Relevant Planning History: None.

Consultations: None undertaken.

Neighbour Representations: None received.

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM19
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 size and scale of the proposed extension would be subsidiary to the host dwelling. The proposed rendered elevations would match in appearance the remainder of the rear elevation, which it is also proposed to render. This would complement the external materials of the existing house and the character of the other nearby dwellings which are typically a combination of brickwork and render.

There is a tall, mature Pine tree positioned in the centre of the garden towards the rear. Policy DM19 requires that there should be no net tree loss as part of development proposals. However, where tree loss cannot be avoided, any removed trees should be replaced on a greater than 1:1 basis. The Applicant's Agent has confirmed it is not the intention to remove the pine tree. The rear of the extension would be sited approximately 5-6m from the tree and there is no reason to believe its retention would not be compatible with the proposals. The Council's Tree & Landscape Officer has confirmed that the siting of the tree in the rear garden does not lend it appropriate for a TPO. A condition is recommended to ensure its retention.

Residential Amenity

The flank of the proposed extension would be separated from the northern side boundary by 1.33m comprising the width of the existing side passageway. The proposed extension would be marginally deeper than the neighbour's extension (No.38) adjoins the common boundary marked by close boarded fencing. There are no windows in the side wall of the latter, but 2no rooflights in the tiled roof slope, as well as glazed openings in the rear elevation. The parapet roof of the proposed extension will be taller than the eaves of the neighbour's extension but will not have an unacceptable impact on the receipt of light to, or outlook from the extension. A new glazed door opening on the North side will face the boundary fence and the blank side wall of the neighbour's extension.

There would be a distance of 5.27m between the south side wall of the extension and the site boundary with No.34. French doors in this elevation would face towards side wall of this neighbour's extension and the neighbour's garden beyond. However, the separation distance is considered sufficient to mitigate the worst effects of overlooking and the impact is not considered harmful in the context of this suburban environment.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers

2. Standard time limit
3. Materials as stipulated
4. Retain and protect pine tree

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: Jo Morin Date: 09.03.2026

Authorised by: Peter Barnett Date: 9 March 2026