

Development Management – Delegated Officer Report

Application Number: AWD/0821/26

Recommendation: – APPROVE

Site: 19 Glynde Avenue Worthing West Sussex BN12 5BH

Proposal: Single-storey side and rear extension and conversion of garage into habitable rooms with new pitched roof over, removal of 2no existing chimneys, associated elevation alterations

Date of Site Visit: 28/07/2026.

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application site, 19 Glynde Avenue, is situated within an established residential area in Worthing. The surrounding area is characterised by a combination of link-attached, semi-detached and detached bungalows of various forms, with the vast majority featuring long front driveways leading to garages positioned to the sides of the properties, together with private rear gardens. The application site comprises a detached bungalow with attached garages on either side. The rear garden is wider than average within the surrounding area. The area is also relatively verdant in character.

The site is not a listed building, nor is it situated within a conservation area. There are no trees subject to Tree Preservation Orders affecting the site.

Proposal

Planning permission is sought for a single-storey side and rear extension, the conversion of the existing garage on the north side into habitable rooms with a new pitched roof over, the removal of two existing chimneys, and associated elevation alterations.

The proposed L-shaped rear extension will extend to a maximum depth of approximately 4m involving the removal of a sunroom to the rear of the garage and a bay window feature. It will be approximately 15.8m in width featuring a flat roof with a maximum height of approximately 3.26m.

The extension will be finished in white render and will have a flat roof.

The main hipped roof is to be extended northwards and will be finished with concrete roof tiles to match the existing. Two rooflights are proposed within this extended roof section, facing north.

Three windows and a door are proposed on the side (north) elevation, with two windows proposed on the side (south) elevation of the extension. Bi-fold doors and windows are proposed on the rear (west) elevation.

Various existing windows on the side elevations of the property are to be blocked up.

Relevant Planning History:

No relevant planning history.

Consultations

Southern Water

“Thank you for your correspondence, please see our comments below regarding the above application.

Insufficient Information provided

Construction of the development shall not commence until details of the proposed means of foul drainage disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.

Proposed soakaways

The Council’s Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development. No new soakaways should be located within 5 metres of a public or adoptable gravity sewer, rising main or water main.

No Soakaways should be connected to the public surface water sewer.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119)

Website:

southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk”

Planning Officer Response: The suggested condition is not considered to meet the tests for imposing planning conditions, as set out in Policy DM6 of the NPPF, which states that conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Matters relating to foul drainage will be dealt with through the Building Regulations process and are not considered to be strictly a planning matter. An informative can be added setting out the SW advice on soakaways.

Neighbour Representations

None received.

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2026)
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 main roof would be extended northwards and finished with concrete roof tiles to match the existing. Although this element would be visible from the road, its matching materials and form would ensure that it relates well to the existing dwelling and would not detract from the character of the area.

The proposed rear component would be subsidiary in form and scale to the existing building. Although it would be finished in smooth white render, which differs from the existing property, white rendered walls are present on neighbouring properties. Furthermore, the extension is located to the rear of the dwelling, where only glimpsed views would be visible from the road. As such, the extension would relate acceptably to the host dwelling and locality and would not appear visually out of place. The flat roof is considered acceptable given the minor scale of the extension. The large footprint of the extension would not be inconsistent with the larger than average plot size of this dwelling.

Residential Amenity

The neighbouring properties most affected by the proposed development are those immediately adjacent at 17 Glynde Avenue (to the south) and 21 Glynde Avenue (to the north).

17 Glynde Avenue

17 Glynde Avenue is located to the south of the application site and consists of a link-attached bungalow. The properties are separated by a combination of fencing, walls and a garage.

Firstly, a gap of over 3.5m will be maintained between the proposed extension and the boundary with No.17. Moreover, an existing conservatory extends from the rear of No.17.

On the proposed extension's side (south) elevation, there are two vertically proportioned windows, each with a small top-hung opening above a larger fixed pane, facing No.17. Given the low boundary treatment on this side between the application site and No.17, the requirement for obscure-glazing has been attached as a condition in order for the proposed windows on this side to not result in any overlooking or loss of privacy to the occupants of No.17. As such, the proposal would not result in any unacceptable overlooking or loss of privacy to the occupants of No.17.

Whilst the proposed extension would have some additional impact on the receipt of light to and outlook from the windows serving the rear conservatory of No.17, given these windows are obscure-glazed, the separation distance from the boundary and the single-storey scale of the extension, this impact would not be severe or unacceptable.

As a result, the proposed development would not result in any unacceptable overlooking, loss of privacy or loss of light to No.17.

21 Glynde Avenue

21 Glynde Avenue is located to the north of the application site and consists of a link-attached bungalow. The properties are separated by a combination of fencing, walls and a garage.

Firstly, the existing garage of No.21 extends deeper into the garden than the footprint of the application site property. The proposed extension would be marginally, by less than 1m, deeper than the neighbouring garage into the garden of the application site. As such, the existing garage would provide a substantial level of screening of the proposed extension. The existing conservatory at No.21 is also to be removed as part of the works.

Given the screening provided by the garage, there are no openings at No.21 that would be directly affected by the proposed extension. The proposed extension contains three small windows, all with a top-hung method of opening. These windows would not extend further into the garden than the neighbouring garage and would therefore primarily face the garage itself. The garage contains no openings facing the application site. A door facing No.21 is also proposed; however, this would not result in any unacceptable overlooking or loss of privacy.

The proposed roof extension contains two new rooflights facing No.21. However, these rooflights are proposed to be in the ceiling serving the proposed ground-floor accommodation, and as such, would not allow for any views from them. Due to the above, they would not result in overlooking of the neighbouring property.

Due to the above, the proposed works would not result in any unacceptable overlooking, loss of privacy or loss of light to No.21.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. No additional openings to south side elevation of extension
4. Obscured glazing to south side elevation 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: Tom Westerman Date: 18/08/2026.

Authorised by: Jo Morin Date: 18.08.2026