Expiry Date - 29/05/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0421/25 **Recommendation – APPROVE**

Site: **32 Galsworthy Road Worthing West Sussex BN12 6LW**

Proposal: **Proposed single storey extension to east side**

Date of site visit: 09/05/25

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the north side of Galsworthy Road within a residential area of Worthing. The property comprises a semi-detached bungalow with brick elevations, white cladding panels and a pitch roof. The property is set back from the road behind an open lawn, with pedestrian path to the front. There is a good size garden to the side enclosed by low shrubs and planting and a private garden to the rear enclosed by fencing.

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 east side of the bungalow measuring 3.5m wide x 6.775m deep and matching the eaves of the existing building with a slightly lower ridge. The extension would be set in from the front and rear elevations by approximately 20cm.

Internally the extension would provide an office, bathroom and utility room with window to the front and windows and a door to the side. The extension would be accessed via a door through the side wall of the existing dwelling. An external door would be added to access the utility room.

The extension would be finished in bricks and tiles to match the existing building.

Relevant Planning History:

None relevant

Consultations:

None required

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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 forms one of a group of bungalows, accessed via a single path and laid out around an open plan greenspace in groups of two or three bungalows of the same form, design and materials. No.32 and its pair at No.34 are the only two bungalows of this group that front on to Galsworthy Road to the south, the rest face inwards towards the greenspace in the centre of the group.

The proposed extension would be clearly visible from the road due to the low shrubs and planting to the side garden. The design, form and roof pitch of the proposed extension would replicate the existing bungalow but with a slightly lower ridge to accommodate the set in from the frontage. The scale of the proposal would be subsidiary to the existing building and would not dominate or detract from the property. The materials would match those used on the existing building and windows would line through with the existing openings.

Although there are many examples of rear extensions to these properties, No.32 is the only property with sufficient space to the side boundary to accommodate a side extension without compromising the building line on to Galsworthy Road. Due to the wide spacing to the garden to the east side of the application property, there is sufficient room to accommodate a side extension of the width proposed and to retain a large gap to the boundary thereby preserving the open plan character of this small group of bungalows. The bungalows to the east and rear are sufficiently removed from the site to prevent a cramped appearance. Views from the road to the bungalows at the rear of the group would not be significantly obscured by an extension in this position.

The subsidiary form and scale of the extension together with the retention of a large gap to the side would ensure that the open plan character of this group of bungalows is preserved and there would be no significant harm to the character of the street scene or the visual amenities of the locality as a result of this application.

Residential Amenity

The most affected neighbours are those to the east side at No.22 and 24 and to the rear at No.30

A gap of over 21m would be retained between the side wall of the extension and the front wall of the properties to the east. A gap of over 15m would be retained between the rear wall of the extension and the front wall of the properties to the rear. These distances are considered sufficient to prevent an adverse impact in relation to light or overshadowing and would not appear overbearing or adversely affect outlook. The openings to the side serve non-habitable rooms (bathroom and utility) and would not result in overlooking or loss of privacy.

There would be no significant adverse 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
4. No additional openings to side or rear elevations of extension
5. The extension hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the property as a whole, as it exists at the date of this permission as a single dwellinghouse and shall not be used as a separate unit of accommodation. A door access between the existing dwelling and approved extension shall remain in place at all times.

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: Amanda Haslett Date: 28/05/25

Authorised by: Jo Morin Date: 29.05.2025