Development Control – Delegated Officer Report

Application Number: AWDM/1249/25 Recommendation: APPROVE

Site: St Marys Residential Home 14 Westbrooke Worthing West Sussex BN11 1RF

Proposal: Single storey side extension to form 1 new bedroom and new rear door

Date of site visit: 11/11/2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located on the eastern side of Westbrooke. It contains a series of connected buildings in use as a care home. The area is predominantly residential in character.

The site is within Richmond Road Conservation Area.

Proposal
The proposal is to erect a single storey rear side extension to connect to the existing extension located to the south of the chapel. The extension would form one bedroom. A new door would be proposed to the rear.

Relevant Planning History:
None

Consultations:
Worthing Society: With regard to the above planning applications, please note that the Worthing Society has no objection to either of these applications.

Representations:
None received

Relevant Planning Policies

Worthing Local Plan 2020-2036 (WBC 2023): Policies: SP1, DM5, DM24

National Planning Policy Framework (2024)
Planning Practice Guidance

Planning Assessment

Principle of development

There is no objection in principle to extensions and alterations to care homes within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual amenity and conservation

The extension will be set to the rear of the property where it will not be visible in views from the street. The extension is single storey which ensures it remains subordinate to the original building and matching materials will ensure it is complementary. The extension would match in scale and design the wing extension on the northern side of the chapel and be attached to an existing modern extension.

The proposed door would be uPVC but as it is located to the rear of the property it would not have an adverse impact on the conservation area.

Overall, the proposals are considered to preserve the appearance of the Richmond Road Conservation Area.

Residential Amenity

The main impacts would be on 19 Salisbury Road to the rear. This property, formerly convent accommodation, has had planning permission granted recently for change to residential (AWDM/0585/25 granted 2 July 2025). The extension would be set off this boundary by about 4 metres and given the single storey nature would not be overbearing or result in a loss of light to this property. There would not be any additional windows facing east towards these residents. The additional door is not considered to result in undue overlooking as the area to the rear of the care home already had a number of windows and doors and is used as an amenity space.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to east 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: Louise Prew Date: 11/11/2025

Authorised by: Peter Barnett Date: 11 November 2025