

7th November 2025

PLANNING STATEMENT – Application for a Certificate of Lawful Development for a Rear Ground-Floor Extension, Side Dormer, and New Parking Spaces @ 26 Nutbourne Road, Worthing, BN14 7HS

1. Rear Ground-Floor Extension

1.1 The proposed rear-ground floor extension is 1.54m deep and extends the full width of the original house. The original house is wider at the rear than at the front due to a small side wing that extends from the rear halfway towards the front of the house. The proposed extension therefore is a rear extension only and is not also a side extension.

1.2 The rear extension is within 2m of the boundary with the attached house so the eaves height does not exceed 3m.

1.3 The rear extension is therefore within Permitted Development rights.

2. Side Dormer

2.1 Although the house is on a corner plot and its entrance door is on the side elevation, the principal elevation is the front elevation onto Nutbourne Road. The attached house and all the other similar semi-detached houses on Nutbourne Road have the same design as the application house. This demonstrates that the principal (front) elevations of all these houses give onto Nutbourne Road. Therefore, the proposed dormer is on the side elevation.

2.2 The proposed dormer is to be constructed of tile hanging, of similar appearance to the existing pitched roof. The windows will have obscured glazing and the opening casements will be at a height of 1.7m above floor level to prevent overlooking.

2.3 The proposed dormer is therefore within Permitted Development rights.

3. New Parking Spaces

3.1 The proposed new parking spaces are to be accessed off Woodmancote Road, which is a Class D road. The Council's Planning Application Guidance Note on Vehicular Access states that planning permission is only required for vehicular access and hardstanding to single domestic properties on roads of Classes A, B or C. Separate permission for a dropped kerb will be obtained from West Sussex County Council.

3.2 As the proposed parking area exceeds 5m² the surface will be permeable or porous. The parking spaces are therefore within Permitted Development rights.