Expiry Date - 18/11/2025
Extension of Time -

Development Management – Delegated Officer Report

Application Number: AWDM/1201/25 Recommendation: – APPROVE

Site: 32 Aldsworth Avenue Worthing West Sussex BN12 4XF

Proposal: Construction of a single-storey side and rear extension.

Date of Site Visit: 13/11/25

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site is located to the east side of Aldsworth Avenue within a residential area of Worthing. The property comprises a detached chalet bungalow with steeply pitched front and side gables and flat roof front and rear dormers. The building has white painted brick and white cladding to the elevations, black window frames and a pantile roof. There is an attached garage to the front and a single storey extension to the south side/rear. The main garden is to the rear and there is a detached green house and small store to the north side of the house. The property is set back from the road behind a low brick wall, deep front garden and paved driveway.

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 side and rear extension. The existing storage shed and greenhouse would be demolished.

The proposal would extend out to the north side by approximately 2.35m wide x 11.75m deep, projecting beyond the rear elevation of the house by 2.5m. The extension would have a flat roof of approximately 3m high with black metal fascia and overhanging roof to the rear and south side lined with oak batten cladding and skylights above. The front and north side wall of the extension would be finished in white render and the rear and south side would have black framed sliding glass doors. There would be a black framed window to the front elevation.

Internally the extension would provide an open plan kitchen/family room and orangery.

Relevant Planning History:

None relevant

Consultations

None required

Neighbour Representations

One representation received from the adjacent neighbour to the north in support of the application (submitted with the application documents).

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 proposed extension is to the north side and rear of the property and would be partially visible from the front but would be mainly screened by the arched wall to the side of the house, at the front of the building. The flat roof of the extension is higher than the eaves of the front gable however the extension would be set back over 15m from the street frontage and behind a wall and would not appear dominant or intrusive in the street scene.

The more contemporary design of the proposal with its overhanging roof, glazed doors and oak batten cladding would use a similar colour palette complementing the more traditional style of the existing building. The proposed extension is fairly narrow and would not extend excessively to the rear and would be subsidiary in scale and form to the main building.

The proposal would not detract from the character of the existing building or have any adverse impact on the visual amenities of the locality.

Residential Amenity

The only affected neighbour is to the north side at No.34 Aldsworth Avenue. There is a high wall and a fence to the boundary with this neighbour. The existing greenhouse and store to the side of the house and adjacent to the boundary would be demolished. The proposed extension would be set in 200mm from the boundary and would be approximately 3m in height. There are no ground floor windows to the side of the neighbour's house where the extension is proposed. The extension would extend approximately 6.75m beyond the rear elevation of the neighbour's house but only 2.5m beyond the rear of the existing house at the application property. The extension would extend slightly beyond a 45 degree line projected from the midpoint of the neighbours nearest opening to the rear however this part of the extension would be screened by the existing shrubbery in the neighbour's garden and the impact in this respect would be limited. The single storey extension only projects 2.5m beyond the rear of the

existing house which is two storey and is approximately 2.35m closer to the boundary. A single storey extension would be viewed against the taller existing building and is not considered to have a significant adverse impact on light or overshadowing to the neighbours property. The proposal would not be considered overbearing or oppressive to the neighbour. There are no openings proposed to the north side wall and no overlooking or loss of privacy would occur.

There would be no significant detrimental impact on the residential amenities of the adjacent occupiers as a result of this application.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Materials as specified
4. No openings to north side elevations 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:	Amanda Haslett	Date:	14/11/25
Authorised by:	Peter Barnett	Date:	14 November 2025