

Development Management – Delegated Officer Report

Application Number: AWDM/0533/26

Recommendation: – APPROVE

Site: 10 Beachside Close Worthing West Sussex BN12 4JQ

Proposal: Re-modelling and enlargement of existing bungalow to create first-floor accommodation involving new, raised part pitched/part flat roof with front (north) gable, rear (south) dormer with Juliet balcony, and associated elevation alterations including insertion of new windows and rooflights.

Date of Site Visit: 14/05/2026.

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application site, 10 Beachside Close, is situated within an established residential area in Worthing. The property comprises a detached single-storey bungalow with a low-pitched main roof and shallow gable-ended front and rear elevations. The property has been extended through the addition of a flat-roofed rear conservatory and single-storey side extensions.

10 Beachside Close occupies an irregularly shaped and generously sized plot located to the rear of the bungalows fronting Beachside Close. The surrounding dwellings are modest in scale and are of typical post-war design. The site boundaries are well screened by fences, walls and mature planting, particularly along the eastern boundary. Access to the property is gained via a private driveway.

The property is not a listed building and is not situated within a conservation area. There are no Tree Preservation Orders affecting the site. The site lies within Flood Zone 3a.

Proposal

Planning permission is sought for the remodelling of the existing bungalow to provide first-floor accommodation. The proposal involves the construction of a new part-pitched, part-flat raised roof, incorporating a front (north) gable and a rear (south) dormer with a Juliet balcony, together with associated alterations to the elevations, including the insertion of new windows and rooflights.

The scheme was amended from the original submission by widening the rear (south) dormer to facilitate revisions to the first-floor layout and address window privacy concerns.

The proposal also includes the demolition of the existing conservatory. The proposed external materials comprise of white rendered walls, face brickwork, a grey tiled roof, grey GRP flat roof sections, and black-framed windows and doors.

Two rooflights are proposed on the west side elevation and one rooflight on the east side elevation. The principal first-floor windows are located within the north and south elevations.

At the front (north) elevation, the existing flat-roofed garage will be replaced by a two-storey gable-ended projection, with the garage doors incorporated into the new frontage.

At the rear (south) elevation, a dormer will be constructed containing several new window openings and a Juliet balcony. The dormer is to be approximately 8.06m wide, 4.02m deep, and 2.71m in height. New bi-fold doors are also proposed at ground-floor level.

Relevant Planning History:

AWDM/1032/17 - Remodelling of dwelling including the addition of first floor with rooflights to east and west side elevations and single-storey extension and conservatory to east side elevation.

STATUS: Application Refused 4th October 2017.

AWDM/1376/19 - Re-modelling involving extensions and alterations to existing bungalow including formation of new first-floor to provide 2-storey, flat-roofed dwelling with south-facing first-floor balcony including privacy screens

STATUS: Application Permitted 14th November 2019.

Consultations

None undertaken.

Neighbour 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)

Guide to Residential Development (SPD)

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

Beachside Close is a short residential cul-de-sac made up of detached bungalows with low eaves and hipped roofs. Any first-floor accommodation is contained within the roofs of the bungalows with enlargements typically limited to small, unobtrusive dormer extensions, helping to maintain the single-storey character of the street.

The application property occupies a generous-sized back-land plot behind Nos. 12, 14, 15, 16 and 17, with the dwelling, a bungalow with single-storey eaves and a ridge height of approximately 5.7m, being located mostly to the rear (east) of No. 14. Access is provided via the driveway between Nos. 9 and 12. The existing bungalow sits comfortably within the context of Beachside Close and is only partially visible through the gap between neighbouring properties.

To the east and south, the surrounding area is characterised by full two-storey development along Marine Parade and Alinora Crescent.

Policy DM5(a) requires all new development, including extensions, to (amongst other things) be of high architectural design quality and respect and enhance the character of the site and the prevailing character of the area including considerations of proportion, form, design, context, massing, siting, layout, height, scale and materials; to enhance the local environment by way of its appearance and character with particular attention being paid to architectural form, height, materials, scale, orientation and impact on street scene; and to make a positive contribution to the sense of place, local character and distinctiveness of an area.

The Council's Supplementary Planning Guidance Extending or Altering Your Home advises that extensions should complement the existing dwelling by respecting its proportions, style and form. Where works are visible from the public realm, the guidance also recommends that roof design, including its pitch and overall form, should relate appropriately to the original building.

The proposal remodelling is largely based on adapting, reconfiguring and enlarging the existing roof components of the dwelling, increasing the ridge height by 0.86m, to facilitate the creation of first-floor accommodation within a new enlarged roof whilst also refurbishing and updating the existing ground-floor accommodation to achieve a more contemporary appearance overall. While the proposals will result in a notable change to the appearance of the dwelling, the overall scope of the remodelling works is less comprehensive and the architectural language not so overtly contemporary as the scheme previously approved under reference AWDM/1376/19, which was not implemented and has since lapsed.

Whilst elements of the enlarged roof may become visible through the gaps between surrounding buildings, the overall height and scale of the remodelled dwelling would not appear unduly prominent or intrusive in the context of this back-land setting, or inconsistent with existing bungalow character of Beachside Close.

Taking these factors into account, it is considered that the proposed redevelopment would be acceptable in visual terms.

Residential Amenity

The neighbours principally impacted upon by this development are those that border the application site (west and east).

Neighbours to west (Beachside Close)

The bungalows to the east side of Beachside Close have the closest relationship with No. 10. The western elevation of the proposed dwelling would face the rear garden boundaries of Nos. 12, 14 and 15 Beachside Close. This elevation comprises both single-storey and two-storey elements and includes only two high-level rooflights, with no other windows proposed.

The separation distances between the proposed dwelling and neighbouring properties vary due to the staggered layout of the surrounding development. The distance from the western elevation of the proposed dwelling to the rear elevation of No. 14 is approximately 20.84 metres, while the corresponding distance to No. 15 is approximately 18.64 metres.

With regard to privacy, the only openings within the western elevation are two high-level rooflights, which would not provide opportunities for direct overlooking as they are situated over 1.7m above floor level. The proposed dormer window on the southern elevation would not directly face neighbouring properties to the west and would be located in excess of 37 metres from those properties it faces.

Existing boundary vegetation, together with the separation distances and the orientation of the surrounding properties, would also limit scope for intervisibility.

Accordingly, there would be no unacceptable loss of amenity to neighbouring properties in Beachside Close.

Neighbours to east (Alinora Crescent)

There is a greater separation distance to the rear of properties in Alinora Crescent which are sited at an angle to the east side and front (north) of No.10. Consequently, the potential for overbearing impact or overshadowing is reduced.

Following amendment and reconfiguration of the first-floor layout, there would now be only one high-level roof light at first-floor on the east side of the enlarged roof serving an en-suite shower room.

Owing to the separation distances between the buildings, together with the mature vegetation along the boundary, the proposed development would not result in harmful overlooking, loss of privacy, or an unacceptable loss of light to these neighbouring occupiers.

Access and Parking

The existing access and parking area to the front would be retained. The existing garage would also be retained within the building. The proposal remodelling of the bungalow would not have any additional impact on the highway.

Flood risk

The proposal largely utilises the existing building footprint maintaining existing floor levels and would not exacerbate flood risk on or off the site.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Materials as stipulated
4. No additional openings to side elevations of extension
5. Hours of work

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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: 30/06/2026.

Authorised by: Jo Morin Date: 30.06.2026