Expiry Date - 24/06/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0391/25 **Recommendation – APPROVE**

Site: **11 Rugby Road Worthing West Sussex BN11 4PZ**

Proposal: **Remodelling and enlargement of existing dwelling including hip to gable extension to rear (south), two storey side/rear extension, single storey side/rear extension and rear veranda, air source heat pump to front, rear shed/outbuilding (to house swimming pool plant), solar PV panels to south, east and west roof slopes, rooflights to east and south roofslopes.**

Date of site visit: 04/06/025 and 26/06/25

Neighbours checked: Y

Additional neighbour notifications: Y – 7 Rugby Road added to neighbour consultations. All neighbours re-consulted on amended plans.

Site and Surroundings

The site is located to the south side of Rugby Road within a residential area of Worthing. The property comprises a two storey, detached house with projecting bay to the front, a canopy roof above the front door and bay and a single storey flat roof extension and garage to the west side that extend out to the boundary. The building has brick and render elevations and a tiled hipped roof. The property is set back from the road behind a brick wall, front garden and driveway.

The property is not within a conservation area and is not a listed building. There is a TPO tree in the neighbour's garden adjacent to the rear boundary of the site.

Proposal

Planning permission is sought for remodelling and enlargement of the existing dwelling including a hip to gable extension to the rear, two storey side extension, single storey side/rear extension and rear veranda, air source heat pump to front, rear shed/outbuilding (to house swimming pool plant), solar PV panels to south, east and west roof slopes, rooflights to east and south roof slopes.

The hipped roof to the rear would be extended out approximately 3.75m to form a gable with sprocketed eaves detail and a window with glazed panels above to the rear gable.

The existing single storey side/rear extensions would be removed and a two storey side extension would be added to the west side and infilling the rear southwest corner of the building at first floor. The side extension would measure approximately 3.35m wide x 8.8m deep and the rear infill extension 3.45m wide x 2.5m deep, aligning with the rear elevation at first floor, of the existing building. The roof would be slightly lower than the main ridge and would match the eaves height and sprocketed eaves detail of the existing building. The roof ridge would extend to the side by approximately 3.45m and to the rear by 2.5m to form a new hipped roof above the extensions, with a concealed flat roof to the rear with rooflights above. The extension would have a window to the front, above a garage door and windows to the rear at first floor.

Roof lights are proposed to the east and south roof slopes, to the east serving a bedroom and stairwell and to the south serving the ensuite.

The single storey side and rear extension would extend a further 2m to the west side for a depth of 11.75m wrapping round the rear of the property to form a rear extension of 15.55m wide. The extension would project 3m from the rear of the existing building with a crown roof of approximately 2.8m high to eaves and 3.5m high to the ridge. The extension would have large glazed doors to the rear, two full height windows and a smaller window to the side.

The extensions would be finished in white render and grey tiles.

Internally the extensions would provide a storage area, gym, home office and large kitchen/dining/living room at ground floor, a new and an enlarged bedroom both with ensuite at first floor and a master bedroom and ensuite within the loft.

A veranda is proposed to the rear of the extension and would consist of a metal structure with open sides and slatted roof that could be open or closed. The veranda would extend a further 2.45m to the rear and 2.7m high.

Solar PV panels would be installed to the east, south and west roof slopes.

A new shed to accommodate the plant for the proposed swimming pool (under permitted development) would be located within the rear garden, set in about 45cm from the west side boundary. The shed would measure 1.6m deep x 3.85m wide with a monopitch roof of 2.55m high to the rear and 2.75m high to the front. The shed would be finished in timber. The pool pump would be located within the shed consisting of a Zodiac FloPro pump and Polytropic Inverter.

An ASHP would be installed to the front of the property adjacent to the garage door. The ASHP would be Vaillant aroTHERM plus model.

The application has been amended removing a front extension and reducing the width of the side extension.

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Relevant Planning History:

None relevant

Consultations:

Environmental Health - there are no adverse EH comments for this application.

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 street scene is varied consisting of large detached houses, bungalows, blocks of flats, terraced and semi-detached houses. Materials are traditional mainly render, brick and tiles.

The front of the application property is clearly visible from the road and views of the side are also possible due to the set back position of the neighbouring house to the west side.

The proposal would remove the existing single storey additions to the side and replace these with a two storey and single storey extension. The two storey element has been significantly reduced in width from the original submission and assimilates well with the existing house in terms of proportions and design, replicating the attractive sprocketed eaves detail. The extension would be subsidiary in scale and form and set back behind the frontage of the existing building. The extended hipped roof to the rear would reflect the hipped roof of the existing building and is considered more sympathetic than the dormer originally proposed. The single storey element would be set in from the boundary with a crown roof that would continue round to the rear.

The infill extension to the side and rear at first floor would not extend beyond the rear elevation of the main house and would remain subsidiary in scale and form.

The rear hip to gable extension would be visible in limited views from the road to the east through the gap between houses. This addition would extend the roof at the same ridge and eaves height and be finished in tiles to match, replicating the sprocketed eaves detail.

Windows to the front and rear at first floor would be reconfigured and replaced in a consistent style, size and alignment.

The single storey rear extension although wide, is limited in depth at 3m and would be proportionate ion scale to the existing building. The crown roof would continue around the side and front resulting in a cohesive design.

The proposed veranda would be a reasonably lightweight structure open to the sides and rear with a slatted roof allowing this to be open or closed. Due to the position of the rear elevation facing south, the addition of a veranda in this position will help to provide additional shading to the rear windows at ground floor to avoid excessive overheating during the summer.

Although visible from the road the side and rear extensions would assimilate well with the existing building and would not appear dominant or intrusive in the street scene or compromise the character of the property or the surrounding area.

The proposal solar PV panels are not considered excessive in number or placement and would not detract from the character of the street scene.

The proposed shed to serve the pump and plant for the swimming pool (intended to be constructed under permitted development and not part of this application) would not be visible from the road and would be set in from the boundary in the rear garden. The scale, form and materials for this shed are typical of an ancillary garden building.

The ASHP would be located to the front of the building and although visible, this is set back from the road and would not appear as an intrusive addition to the property or have any significant adverse impact on the surrounding area.

The proposal as amended has removed the ungainly front extension originally proposed and has significantly reduced and improved the two storey side extension. The proposal is not considered to have a significant adverse impact on the character of the property or the visual amenities of the locality.

Residential Amenity

The neighbours most affected by this proposal are those to the sides at No.9, 15a and 17 and to the rear at 5b Rugby Road.

No.9 is located to the east side of the application site and has a first floor extension to the rear supported on posts at ground floor, partially enclosing the ground floor opening below. This addition extends back to the same extent as

the rear elevation of No.11. There is a 1.8m high closeboard fence to the boundary. The proposed hip to gable extension to the rear would extend the roof at ridge level but would not extend beyond the rear elevation of the existing building. There is one window to the side of No.9 at first floor that could be affected by the enlarged roof (the other windows are positioned further forwards), however this window serves as a secondary window to a room that is also served by openings to the rear (including the rear addition) that would not be affected by a hip to gable extension in this position. The impact on this window in terms of light and outlook is therefore not considered to be significantly compromised and the roof extension is not considered overbearing or oppressive. Two rooflights are proposed to the east side, serving the master bedroom and stairwell. There is some potential for overlooking to the existing rooflight to the neighbour's property and therefore it is considered necessary to ensure that these rooflights are obscure glazed and fixed shut to mitigate any impact. This can be controlled by condition.

The proposed single storey extension would not extend beyond a line projected at 45 degrees from the midpoint of the neighbours nearest openings to the rear, serving a habitable room and would not be considered to result in overshadowing or loss of light to the neighbour's property or appear overbearing. The proposed pergola/veranda to the rear of the proposed extension would be slightly deeper than the 45 degree line however this is an open sided structure with a slatted roof that is set in 1.58m from the boundary and would have limited impact on the neighbour's amenity.

No.15a is located to the west side of the application property but set back adjacent to the end of the rear garden. There is a high wall and slatted fence above to the boundary. The proposed two storey side/rear extension would not project any further back than the rear elevation of the existing house but would extend closer to the west boundary at first floor. The rear facing first floor windows to the extension would face on to the applicant's own garden and would be approximately 20m from the front windows to No.15a and at an angle. At this distance and angle, the proposal is not considered to result in overlooking or loss of privacy. Due to the set back position of No.15a in relation to the application site, the proposal would not appear overbearing or oppressive or result in overshadowing to their house or garden. The garden shed would be low in height and positioned forward of the neighbour's house and would not have any detrimental impact on amenity.

No.17 is located to the west of the application site and separated by the driveway leading to No.15a and 15b at the rear, the high wall forming the side boundary to No.11 and a high fence forming the side boundary to the neighbour's property. There is a gap of about 16m between the side of the proposed two storey extension and the side of the neighbour's bungalow and a gap of 14m at ground floor. At these distances there would be no adverse impact on the occupiers of this property. No openings are proposed at first floor level to the west side and no overlooking or loss of privacy would occur.

No.5b is located to the rear of the application site and separated by a high fence and trellis to the boundary. The new windows to the rear elevation at first floor

are over 26m from the boundary with this property and at this distance would not have any significant impact in terms of overlooking or loss of privacy.

Full product details of the pool plant (pump and invertor) to be housed within the shed to the rear and the ASHP located on the front of the building, have been provided with the application including MCS ASHP sound calculations. The ASHP would be positioned over 15m from the nearest neighbour and the pool plant about 10m. Environmental Health have been consulted on these elements of the proposal and no objections were raised. These elements of the proposal are therefore not considered likely to have any unacceptable impact on the residential amenities of adjacent occupiers in terms of noise.

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

CIL

The total GIA of the proposed extensions exceeds 100sqm but is exempt from CIL under the Residential Extension Exemption.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials as specified
4. Roof lights and enlarged first-floor window to east side fixed shut and obscure glazed
5. No additional openings to side elevations of extension or building

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: Amanda Haslett Date: 12/08/25

Authorised by: Jo Morin Date: 13.08.2025