

Development Management – Delegated Officer Report

Application Number: AWDM/1378/25 **Recommendation:** – APPROVE

Site: 14 Sussex Road Worthing West Sussex BN11 1DS

Proposal: Single storey rear extension (existing extension removed)

Date of Site Visit: 01.04.26

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site is located on the northern side of Sussex Road in a built up area. The property comprises an end of terrace, two-storey property which is set back from the road with a metre high wall to the front. The property has a narrow garden, a single storey extension to the rear with an outbuilding to the rear of the garden. The property is not within a conservation area, is not listed and there are no protected trees on site.

Proposal

The application proposes the demolition of the existing rear extension and the erection of a single storey rear extension. The proposed extension would be to a depth of approx. 6m and would be the width of the property other than a gap of 0.5m to the eastern boundary.

The extension would have a partly flat roof which then slopes to the west, with a max height of approx. 3.25m.

The proposed extension would have full length doors and a window to the rear (north elevation). There are also rooflight windows

The proposed extension would be built in matching materials with brickwork walls and uPVC double doors and window to the north elevation.

Relevant Planning History:

AWDM/0977/20 - Demolition of existing shed. Proposed detached garden room to north of site.

STATUS: Application Permitted 22nd October 2020 - Implemented.

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)

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 would be to the rear of the property. There is an existing twitten running to the west of the property. No 14 has a wall with trellis fencing on the boundary to approx. 2m in height. The proposed extension would replace this boundary wall and fencing with an approx. 2.88m high wall for a distance of approx. 5.96m. The current boundaries along the twitten are a mix of wall and fencing/trellis. The opposite end of the twitten has a similar extension on the boundary.

Although the proposal would create a higher wall than existing, in view of the existing terraced properties being up to the boundary and mixed boundary treatments it is not considered that the proposal would have a detrimental impact on the character of the area and street scene. The proposed extension would be in matching materials and would be of a size proportionate to the size of the property taking into account the existing extension and extensions to surrounding properties along the terrace.

Residential Amenity

The most affected properties are 13 and 15 Sussex Road.

No 13 is situated to the west of No 14 on the opposite side of the twitten, it is set further forward and has an approx. 2m high wall/trellis on the boundary. The proposed extension would be east of this property and with the gap of the twitten and existing wall and fencing to the boundary the additional approx. 0.8m higher on the boundary would not cause detrimental loss of light or visual impact to this property. There are no overlooking windows.

With regards to No 15 to the east this is the adjoining terrace. No 15 has a rear extension which projects along the boundary, it is approx. 4.6m deep with a sloping pitched roof, there are windows in the north elevation of the extension set in from the boundary. The proposed extension to No 14 would project to approx. 6m. The proposed extension would therefore project approx. 1.4m beyond the rear of the extension to No 15. Although being west the proposed extension has the potential for some loss of light in the evening it is not considered that the extension would cause detrimental loss of light or visual impact to this property. There are no overlooking windows.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No additional openings

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: Jackie Fox

Date: 27.05.26

Authorised by: Jo Morin

Date: 28.05.2026