Expiry Date - 15/12/2025
Extension of Time – 13/03/2026

Development Management – Delegated Officer Report

Application Number: AWDM/1334/25 **Recommendation: – APPROVE**

Site: **Coombe Bungalow 40A Coombe Rise Worthing West Sussex**

Proposal: **Alterations to existing front extension to provide new pitched roof; single storey rear extensions and raised terrace; re-cladding of walls and solar panels to rear roofslope.**

Date of Site Visit: 17/12/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings
The site is located within Findon Valley, a primarily residential area. The property is an infill bungalow to the rear of 40 Coombe Rise. To the front of the site there is a garage and within the rear garden there is an outbuilding. The front elevation of the host property has an extension to the northwestern corner of the site. There's also a small single storey rear lean to extension to the western side of this elevation.

There is a large rear garden on the L shaped plot of land. The site is not a listed building nor is it located within a conservation area. There are no TPO's on site but a large tree within the rear garden.

Proposal
The proposal is for the introduction of a pitched roof to the existing front northwestern extension. The extension will be reduced in size by removing part of the porch and store and incorporating them into the study which will be converted to a study.

The development includes two single storey rear extensions which are to have pitched roofs with gable ends. Between the extensions there is proposed to be a terrace at the ground floor level, for access two steps are to be installed. To allow for the extensions there is proposed to be an outbuilding removed on the eastern boundary and the existing extension on the western end of the southern elevation is also proposed to be removed.

Within the rear roof slope there are 18 solar panels which have already been installed. The other aspect of the proposal is the introduction of corrugated cladding to the elevations of the existing front extension as well as the gables of the original building. The roof is to be replaced with interlocking concrete roofing slates.

Relevant Planning History:
None

Consultations

Environmental Protection, Environmental Health & Licensing

Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times.

Monday - Friday 08:00 - 18:00 Hours
Saturday 09:00 - 13:00 Hours
Sundays and Bank Holidays no work permitted

Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.

Reason: To safeguard the residential amenity of the area.

Environmental Health Private Sector Housing
No response.

Neighbour Representations
None

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
Due to the nature of the proposal, which is for works to a rear infill dwelling, there is considered to be limited impact on the visual amenity of the street scene. The majority of the works comprising the application relate to the rear of the property those to the front are screened by the garage and building of Sheepcombe (No.40). The two rear extensions, solar panels and terrace will not have any impact on the street scene.

There will be some glimpse views of the pitched roof that it to be introduced to the front extension. The pitch is proposed to be set with a ridge below that of the host property which is considered to assist in the development remaining subservient to the host property. The property is screened from the street scene due to the neighbouring property's garage which has a shallow pitch however there will be some glimpse views available between the neighbour and the garage of the neighbour. Given the setback nature there will be no adverse impact on the streetscene.

The new materials to the site are not considered to have an impact on the street scene due to the introduction of cladding being to the gable ends and on the extension to the front which would be blocked from view by the neighbouring property. There is no set character in relation to the materials within the direct locality with examples of flint, face brickwork and rendering.

With the infill nature of the application site, it is set to the rear of an existing property and therefore does not have as significant an impact on the visual amenity of the street and considered to be acceptable in terms of visual amenity.

Residential Amenity
The neighbours to the east (No. 42a) and north (Sheepcombe, No. 40) of the site are the properties which are most likely to be affected by the proposal.

The neighbour to the east is set slightly behind the application site and has a single storey side extension towards the shared boundary. With one of the rear extensions being located on the rear eastern side of the site there is going to be an impact on this property. The proposed extension is located 3.65m from the side elevation of the neighbouring property's extension and 2.35m from the boundary. The height of the proposal is at 2.6m at the eaves with the roof sloping away from the boundary to the pitch of the extension at 3.9m. On the boundary with the neighbour there is currently an outbuilding which is proposed to be removed as part of the application. Due to the topography of the site the proposal is set below that of the neighbouring property. These factors mean that it is not considered that the proposal would be overbearing on this property. There are no east facing windows in the rear extension so it is not considered to cause any overlooking.

The neighbour to the north, Sheepcombe, is in proximity to the front extension which will have the new pitched roof. The new roof form on the kitchen is not considered to be to a level that would be unacceptable. This is due to the potential impact being mitigated by the shed of the neighbouring property and the roof shape sloping away from the boundary mitigating the potential for overbearing and overshadowing. The extension retains the existing window and doesn't have any additional ones so there won't be any increase in overlooking.

In terms of the other changes, the other extension on the rear elevation is not considered to have any overbearing, overshadowing or overlooking due to the separation from the boundaries and the single storey nature of the proposal and host dwelling. Side facing windows such as the new oriel window will face into the applicant's own garden.

The development proposes a terrace between the two extensions that is raised above garden level. Whilst the terrace will have a potential increase in use than the existing garden space the views to the rear are obscured by the boundary treatment. There is sufficient separation distance between the terrace and the neighbours to the south to ensure they would not be directly overlooked.

As such the overall impact of the proposed development is not considered to have an unacceptable impact on the residential amenity space and is in accordance with the Local Plan.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. No openings to side elevations of extensions
4. Hours of works

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: Finlay Gardner Date: 11/03/2026

Authorised by: Louise Prew Date: 11/03/2026