

Development Management – Delegated Officer Report

Application Number: AWDM/0516/26 **Recommendation:** – APPROVE

Site: 10 Highfield Road Worthing West Sussex BN13 1PX

Proposal: Single storey side/rear extension

Date of Site Visit: 06/05/2026.

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site, 10 Highfield Road, is situated within an established residential area in Worthing. The site comprises a two-storey end-of-terrace house with rooms in the pitched roof and a large rear/side dormer. The immediate locality is characterised predominantly by semi-detached dwellings in a relatively dense urban setting, set within individual plots, and typically with private rear gardens.

The property is not a listed building and is not located within a conservation area. There are no Tree Preservation Orders affecting the site.

Proposal

Planning permission is sought for a proposed single-storey side/rear extension.

The proposed extension would not project beyond the existing rear building line and would infill the existing area to the rear of the main dwelling and south side of the rear offshoot. The extension would measure approximately 7.37m in depth and 1.75m in width and would feature a mono-pitched roof with a maximum height of approximately 3.42m.

The extension would be constructed in facing brickwork to match the existing dwelling, with the mono-pitched roof finished in slate or interlocking roof tiles to match the existing roof. New white uPVC double-glazed windows and doors, or alternatively grey powder-coated aluminium bi-fold doors, are proposed on the rear (east) elevation.

Two rooflights are proposed within the mono-pitched roof. A new door is proposed on the side (south) elevation. No windows are proposed within the side elevations of the extension.

Relevant Planning History:

AWDM/0228/19 - Lawful Development Certificate for proposed rooms in roof with rear dormer to east elevation and one rooflight to west (front) elevation.

STATUS: Application Permitted 20th March 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)

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 subsidiary in form and scale to the existing building and would be finished in facing brickwork to match the existing building. Due to this, the extension relates well to the existing building and will not appear out of place. The mono-pitched roof is acceptable given the minor scale of the extension.

The proposed extension is to the rear of the building and only glimpsed views of it will be visible from the road through the gap between the houses. The addition of the extension will not appear visually out of keeping and will not detract from the character of the area.

Residential Amenity

The neighbouring property most affected by the proposed development is to the south side at 8 Highfield Road.

8 Highfield Road

8 Highfield Road is located to the south of the application site and consists of a two-storey semi-detached dwelling. The properties are separated by a combination of low walls and fencing.

The proposed single-storey side/rear extension would not project beyond the rear elevation of the existing dwelling. Furthermore, the extension would not extend to the same depth as No.8, which projects further to the rear than the application property. As such, the proposal would not result in any harmful impact on the receipt of light to windows within the rear (east) elevation of No.8.

The 2-sotrey side (north) elevation of No.8 does not appear to contain any windows directly facing the proposed extension, 2no windows sited further to the west on this elevation lie opposite the main part of the dwelling at No.10 and would not be affected. In addition, no windows are proposed within the side (south) elevation of the extension that would face No.8. Only a door opening is proposed on this elevation, which is not considered to result in overlooking or any harmful loss of privacy.

Therefore, although the proposed extension would be located closer to No.8 than the existing built form, it would not give rise to any significant adverse impact in terms of loss of light, overlooking, or loss of privacy.

As a result of the above, there would be no overlooking or loss of privacy to neighbours, and there would there be no unacceptable loss of light.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No windows to south side elevation 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: Tom Westerman Date: 26/05/2026.

Authorised by: Jo Morin Date:26.05.2026