

Development Management – Delegated Officer Report

Application Number: AWDM/1465/25

Recommendation: – APPROVE

Site: 14 Furze Close Worthing West Sussex BN13 3BJ

Proposal: Construction of a dormer to the rear (east) roof slope and alterations to ground floor fenestration.

Date of Site Visit: 04/12/2025.

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site, 14 Furze Close, is situated within an established residential area in Worthing, West Sussex. The property comprises a detached chalet bungalow with a pitched roof. Two small pitched-roof gable-fronted dormers are on the front elevation. To the left and right-hand sides of the property contains plenty of garden space enclosed by a combination of fencing and mature planting. The site has a verdant character with a few mature trees present. A driveway and double-bay garage are located at the front of the property.

The property is not a listed building and is not located within a conservation area. A Tree Preservation Order is located on the site, but this is not to be affected by the proposals.

Proposal

Planning permission is sought for the construction of a dormer to the rear (east) roof slope and alterations to the ground floor fenestration.

As amended, the proposed rear dormer will be approximately 5.8m wide and 2.73m high and will incorporate a flat roof. The dormer will be set down approximately 0.69m from the ridge. It will feature hanging tiled walls and materials to match the existing property, including those used on the two existing front dormers.

The changes in fenestration consist of new double French doors and roof light window on the north elevation. A roof light window will also be removed in place of the proposed dormer.

Relevant Planning History:

No relevant planning history.

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

Firstly, the *Extending and Altering Your Home* SPG states that overly large or obtrusive dormers will not be supported and that there is a general presumption against dormer windows that are visible from the street. However, exceptions may be made where a dormer is located to the rear of the property, thereby reducing its visibility. The guidance also notes that hipped or gable-ended dormers are often preferable to flat-roofed designs, as they lessen the overall bulk of the extension.

The proposed dormer, which has been amended, is located to the rear of the property and is therefore less visible in public views. Glimpsed views may be possible from Furze Close and Furze Road. While the dormer will have a flat roof, which is generally less desirable, the amendments have significantly reduced its overall bulk. The dormer now sits 0.69 m below the ridge and has been reduced in width by 2.7 m compared to the original submission. In this instance, the use of a flat roof is considered acceptable, and other flat-roofed dormers are evident within the locality.

The changes to the ground floor fenestration are of an acceptable size and design, and as such, are visually acceptable.

As a result of the above, the addition of the dormer and changes in fenestration will not appear visually out of keeping with the host property and will not detract from the character or appearance of the surrounding area.

Residential Amenity

The most affected neighbour is to the rear of the application site, at 40 Furze Road.

40 Furze Road

40 Furze Road is the neighbouring property to the east and consists of a detached bungalow.

The proposed dormer will face the side (west) elevation of no.40, however there are no openings visible on its roof slope on this side. The opening on the ground floor is screened by the existing hedge separating the properties. Moreover, the proposed dormer windows are to be obscured glazed. As such, there will be no loss of privacy and no loss of light as a result of the proposed dormer.

The changes to the ground floor fenestration will have no impact on privacy or loss of light.

As a result of the above, there would be no adverse impact on amenity as a result of the proposals.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. Openings to be obscure glazed

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: 12/01/2026

Authorised by: Jo Morin Date: 13.01.2026