

Development Management – Delegated Officer Report

Application Number: AWDM/1565/25 **Recommendation:** APPROVE

Site: 135 Brighton Road, Worthing, West Sussex BN11 2EU

Proposal: Single-storey side infill extension

Site visit: 13/01/2026

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site is located on the northern side of Brighton Road and contains a two-storey mid-terrace house.

The building is not listed and the property is not within a conservation area. There are no protected trees on site.

Proposal

Erection of a single storey infill extension to the same depth as the outrigger (8.22m). The extension would have a single pitched roof.

The eaves height has been reduced to 2.2m and the overall height reduced to 3.3metres.

Relevant Planning History:

AWDM/0943/24: Conversion from 2 No. flats (Flat 1 and 2) back into single dwelling house and alterations to provide new doors. Application permitted

Consultations:

None

Representations:

None received

Relevant Planning Policies

Worthing Local Plan 2020-2036: SP1, DM5
National Planning Policy Framework (2023)
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 subject to the assessment of other material considerations

Visual Amenity

The proposal would have no impact on the streetscene as it is located to the rear of the property.

The extension infills the gap between the boundary and outrigger. Its pitched roof and single storey nature ensures it remains subservient to the main building. A condition requiring materials to match will be attached to ensure the new development complements the existing house.

Residential Amenity

The development would be located on the shared boundary with no. 133 to the west.

The extension is deeper than the recommended depth set out in the Council's extensions SPG for infill extensions. The SPG notes that infill extensions can create a tunnelling effect which can adversely affect light to windows.

In this case the neighbouring property has a rear wraparound pergola which has left a small courtyard adjacent to the main rear wall. There is also trellis to the existing boundary wall between the two properties. The proposed extension would further enclose this small courtyard and north facing window. However, it is likely that this window is already affected somewhat due to the existing pergola and fencing.

The applicant was asked to reduce the eaves height on this boundary to reduce impacts on the neighbouring property. With a revised eaves height of 2.2 metres on the boundary, the same height as the existing trellis, it is considered that on balance this development is not considered to result in an adverse amenity impact in terms of loss of light or sense of enclosure.

No. 137 is not affected as the extension does not project to the rear of the existing outrigger.

The development is therefore considered to retain a good level of amenity for neighbouring occupiers compliant with policy DM5 of the Local Plan.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No windows to side

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: Louise Prew Date: 04/02/2026

Authorised by: Jo Morin Date: 04/02/2026