Expiry Date - 04/09/2025
Extension of Time - 21/10/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0903/25 **Recommendation: – APPROVE**

Site: **6 Sunningdale Road Worthing West Sussex BN13 2NF**

Proposal: **Proposed single storey rear extension (existing conservatory removed); loft conversion with hip to gable roof extension, rear dormer and front roof lights.**

Date of Site Visit: 24.09.2025

Neighbours Checked: Y

Additional Neighbours Notified: Y – Amended plans

Site and Surroundings

The application relates to a semi-detached hipped-roof bungalow on the south side of Sunningdale Road within an established residential suburb of the town. It has been enlarged on the east side of the rear elevation by a conservatory, and a modest, flat-roofed extension to the west side of the rear.

Off-street parking is provided on the site frontage. There is a reasonable sized private garden to the rear.

No.4 to the west comprises one half of a similar (but not identical) pair of hipped roof bungalows, but with a lower ridge (and eaves) height and hipped front-projecting component.

Adjoining to the east, No.8 is the attached half of the pair. It has been enlarged by rooms in the roof consisting of a hip to ‘barn end’ gable roof extension, rear dormer, 3no front roof lights and single-storey rear extension.

The site is identified to be at surface water flood risk now or in the future (taking into consideration the effects of climate change).

Proposal

As initially proposed, permission was sought for a hip to gable roof extension, front and rear dormer, 2no front roof lights and single-storey rear extension to replace the existing conservatory. Following negotiation, the proposals have been amended to omit the front dormer and provide 2no additional front roof lights in its place, and to replace both the existing conservatory and existing rear extension with a new single-storey extension across the full width of the rear.

The dormer and side gable will be completed in grey tiles. The external walls of the single storey rear extension are to be rendered.

Relevant Planning History: None.

8 Sunningdale Road: Hip-to-gable roof extension and rear dormer apparently undertaken as 'permitted development' c.2004

Consultations

WSP: The Council's drainage consultant has no objection.

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

Local Plan policy DM5 requires all new development including extensions to (amongst other things) be of high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area including considerations of proportion, form, design, massing, height, scale, materials, and detailed design. It states that development should enhance the local environment by way of its appearance and character with particular attention paid (amongst other things) to architectural form, height, materials, scale and impact on street scene. It should make a positive contribution to sense of place, local character and distinctiveness of an area.

The Council's SPG 'Extending or Altering Your Home' states that roof extensions and dormers are often highly visible and alien features which greatly alter the appearance of a dwelling. Therefore, there is a normal presumption against dormer windows which are visible from the street. However, exceptions can be made if the dormer is located at the rear of the property to make it less visible, or if several other dwellings on the street already have dormer windows which are not substantially out of character.

The proposed hip-to-gable roof extension would restore a sense of balance to this pair of bungalows. Although the proposal does not replicate the 'barn end' design of the roof extension at No.8, the latter does not particularly offer any visual enhancement in this context compared to a full hip.

The proposed flat roofed dormer is large at some 8.45m wide, and part of the roof and side cheek will be visible in views from the street. However, it is set down from the main roof ridge and set in 0.45m from the western edge of the proposed new side gable. It is no larger than that existing at No.8.

The proposed roof extensions will further accentuate the larger scale of No.6 compared to the neighbouring pair to the west but will not appear unduly assertive or visually overbearing in the street scene.

A condition of planning permission will require the external tiled finished to match the colour of the main roof (on the basis that the latter is also to be recovered using grey tiles).

Only glimpsed views of the single-storey rear extension will be possible from the street, seen through the gap between the Nos 4 and 6. The flat roof will sit above the existing eaves, adjoining the rear face of the dormer. However, this detail is not dissimilar to other properties in the road which have been similarly enlarged and would not appear as an unduly dominant feature.

Residential Amenity

The most affected properties are those on either side, and to the rear in Muirfield Road.

The proposed roof extensions and single-storey rear extension are very similar in scale, form and massing to the extensions to No.8. The proposed rear extension will be 1 metre deeper than that at No.8 but will have no adverse impacts in terms of light, outlook and privacy.

The rear elevation of No.4 extends deeper (southward) into its plot than No.6 by approximately 2.8m. There is an overall gap of approximately 2.5m separating the bungalows consisting of a passageway on either side of the fence line. A window in the side wall of No.4 is obscure-glazed and appears to serve a bathroom. The 'bulk' of the proposed hip-to-gable roof extension and rear dormer will have an impact on the receipt of light to this window. However, given its secondary nature the effect will not be severe. The proposed single-storey rear extension will have no adverse impacts.

There will be a separation distance of some 39m between the windows in the proposed rear dormer and the rear elevation of 110 Muirfield Road to the rear (south). Although the proposed rear dormer will be prominently visible from the rear of this property the effect on privacy as a result of overlooking will not be severe.

Recommendation:

APPROVE subject to condition(s):-

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

Informative

Pro-active Amendment

Is recommendation contrary to letter(s) of representation? N

Case Officer: Jo Morin Date: 21.10.2025

Authorised by: Peter Barnett Date: 21 October 2025