Expiry Date - 22/09/2026
Extension of Time -

Development Management – Delegated Officer Report

Application Number: AWDM/0889/26 Recommendation: – APPROVE

Site: 68 Rectory Road Worthing West Sussex BN14 7PW

Proposal: Application for Certificate of Lawfulness for Proposed rear hip to gable roof extension, side dormers to North and South roof slopes, roof light to front, removal of chimney

Date of Site Visit: 01.07.26

Site and Surroundings

The property comprises a detached bungalow on the east side of Rectory Road. The property is set back from the road with a low wall to the frontage. There is a driveway at the northern side of the property with a detached garage. There is a footpath to the southern side leading to the front door which is on the southern side elevation. The bungalow has a hipped tiled roof. The property has a conservatory to the rear. The property has two bay windows to the front elevation and is clad to the front.

The two properties to the south are a similar style to No 68. There is a mixture of styles of bungalows in the near vicinity, all generally having hipped roofs. There is evidence of roof extensions in the road.

The opposite side of the road comprises two storey dwellings backing onto Rectory Road. These properties are within the West Tarring Conservation Area.

Proposal

A Certificate of Lawfulness is sought for roof extensions to include a rear hip to dormer and side dormers. The chimney will also be removed.

Relevant Planning History:

AWDM/0670/26 - Single storey rear extension (following removal of conservatory); roof extensions including rear hip to gable, side dormers and front rooflight
STATUS: Application Refused 22nd July 2026.

Planning Assessment
Principle
Class B – additions etc. to the roof of a dwellinghouse
Permitted Development
B The enlargement of a dwellinghouse consisting of an addition or alteration to its roof

Development not permitted
B.1 Development is not permitted by Class B if:-

a) The dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q.

Analysis: The dwellinghouse has not been created through change of use by virtue of Part 3.

b) The height of the roof extension would exceed the highest part of the existing roof;

Analysis: The hip to gable extension will be the same height as the ridge of the existing roof, and the flat roof of the dormers are below the highest part (ridge) of the existing roof.

(c) the roof extension would extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway;

Analysis: The roof extension and dormers would not be onto the principal elevation etc.

(d) the cubic content of the resulting roofspace would exceed the cubic content of the original roof by more than:-
i) 40 cubic metres in the case of a terrace house, or
ii) 50 cubic metres in any other case.

Analysis: The application has been amended to show a revised calculation for the cubic content following comments from the LPA. The following was provided:

REVISED ROOF PD CALCULATIONS
(i). Rear hip-to-gable (4.3x3.5x9 / 6) = 22.58
(ii). Bargeboard (0.25x0.2x11.7) = 0.59
(iii). new side dormers (2.1x1.7x7/2) x2 = 24.99

GRAND VOLUME INCREASE = 48.10m³

(e) it would consist of or include:-
i) the construction or provision of a verandah, balcony or raised platform, or
ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe;

Analysis: The plans show no verandah, balcony or raised platform. A chimney would be removed but not replaced.

(f) the dwellinghouse is on article 2(3) land

Analysis: The dwelling house is not on article 2(3) land.

(g) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses); or

Analysis: The dwellinghouse has not been created by virtue of Part 20.

(h) the existing dwellinghouse has been enlarged in reliance on the permission granted by Class AA (enlargement of a dwellinghouse by construction of additional storeys).

Analysis: The above does not apply.

B.2 Development is permitted subject to the following conditions:-

(a) the materials used in any exterior work must be of similar appearance to those used in the construction of the exterior of the existing house;

Analysis: The plans indicate similar materials with a plain roof tile to match, felt or composite GRP to flat roof areas, vertical tile hanging to dormers, white PVCu windows and guttering.

(b) the enlargement must be constructed so that:-

i) other than in the case of a hip-to-gable enlargement which joins the original roof to the roof of a rear or side extension –

(aa) the eaves of the original roof are maintained or reinstated; and

(bb) the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2m from the eaves, measured along the roof slope from the outside edge of the eaves, and

ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension no part of the enlargement extends beyond the outside face of any external wall of the original dwelling house.

Analysis: The proposal complies with the above.

c) any window inserted on a wall or roof slope forming a side elevation of the dwelling house must be:-

i) obscure glazed and
ii) non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.

Analysis: The plans indicate that any side facing upper floor windows to be fixed shut up to 1.7m above FFL, and obscure glazed.

Class C – other alterations to the roof of a dwellinghouse

Permitted development

C. Any other alteration to the roof of a dwellinghouse.

Development not permitted

C.1 Development is not permitted by Class C if—

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);

Analysis: The dwellinghouse has not been created through change of use by virtue of Part 3.

(b) The alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;

Analysis: The rooflight will not project more than 150mm above the original roof.

(c) It would result in the highest part of the alteration being higher than the highest part of the original roof;

Analysis: There is no extension above the highest part of the roof.
(d) It would consist of or include—

(i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or

(ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.

Analysis: Do not apply

(e) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

Analysis: The above does not apply

Conditions

C.2 Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse must be—

(a) obscure-glazed; and

(b) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Analysis: As above the plans indicate that any side facing upper floor windows to be fixed shut up to 1.7m above FFL, and obscure glazed.

Class G. The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse.

G.1 Development is not permitted by Class G if:-
(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use);

Analysis: The dwellinghouse has not been created through change of use by virtue of Part 3.

(b) the height of the chimney, flue or soil and vent pipe would exceed the highest part of the roof by 1 metre or more; or

Analysis: The chimney is to be removed

(c)in the case of a dwellinghouse on article 2(3) land, the chimney, flue or soil and vent pipe would be installed on a wall or roof slope which—
(i) fronts a highway, and
(ii)forms either the principal elevation or a side elevation of the dwellinghouse.
Analysis: The dwelling is not on article 2(3) land

Reasons for Recommendation

The proposal constitutes ‘development’ as defined by Section 55 of the Town and Country Planning Act 1990 but is permitted by Class B, Class C and Class G of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

Case Officer: Jackie Fox Date: 22.09.26

Authorised by: Louise Prew Date: 05/10/2026