Expiry Date - 29/09/2026
Extension of Time - 05/10/2026

Development Management – Delegated Officer Report

Application Number: AWDM/0819/26 **Recommendation: – APPROVE**

Site: **117 Newland Road Worthing West Sussex BN11 1LB**

Proposal: **Variation of Condition 1 (approved plans) of approved application AWDM/0844/25 to include a high-level, obscure-glazed and fixed shut window on the side elevation**

ORIGINAL DESCRIPTION: Single storey rear and side wraparound extension

Date of Site Visit: Original photographs examined.

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings
The site relates to a two storey terraced house located on the north side of Newland Road. This was previously a shop at ground floor level, and converted to be used in conjunction with the first floor as a single dwelling following planning permission in 2017 (AWDM/1642/17 refers). The house has a two storey rear projection like others in the terrace. There is an arched walkway to the west side of the house, which appears to be in the ownership of No.117, with accommodation above and which also provides access to a rear twitten serving other dwellings within this terrace and to dwellings to the rear in Station Road.

Proposal
The application relates to adding a window on the western elevation. The window is proposed to be high level fixed shut and obscure glazed.

Relevant Planning History:
AWDM/1642/17 - Conversion of shop on ground floor to residential accommodation to be used in conjunction with existing first-floor flat as one dwelling, replace existing shop window on south elevation with new window and retrospective consent to retain white uPVC windows to front (south) and rear (north) elevation. Erection of front boundary wall to match neighbouring dwellings.
STATUS: Application Permitted 27th December 2017.

AWDM/0844/25 - Single storey rear and side wraparound extension
STATUS: Application Permitted 22nd September 2025.

Consultations
None

Neighbour Representations
None

Relevant Planning Policies:
Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2026)
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
Due to the location of the window, it would not be visible from the public realm. Therefore, it is not considered to impact the visual amenity of the site and I in accordance with Policy DM5 of the Worthing Local Plan.

Residential Amenity
The most affected property is the neighbours to the western side at No. 115.

The extension will not be increasing is size from that already approved. The only alteration is the introduction of the fixed shut and obscure glazed window on the western elevation. Due to the location of the proposed window and the obscuring of the glass it is not considered that there would be any resulting overlooking of the proposal. This is due to the separation of the window from the neighbour due to the side access. Additionally, there is an extension to the side of the neighbour past that of the proposal resulting in the window being towards the flank elevation. Therefore, it would be in accordance with Policy DM5 of the Worthing Local Plan.

There would be no significant detrimental impact on the residential amenities of adjacent occupiers as a result of this application.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to side elevations of extension
5. Window to be obscure glazed and fixed shut

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: Finlay Gardner Date: 05/10/2026

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