Expiry Date - 03/12/2025
Extension of Time -

Development Management – Delegated Officer Report

Application Number: AWDM/1148/25 **Recommendation: – APPROVE**

Site: **104 Rectory Road Worthing West Sussex BN14 7PN**

Proposal: **Rear dormer, rear rooflights, ridge rooflights, solar panels to front roofslope; rear single storey glazed extension**

Date of Site Visit: 18/11/2025

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings
The site is located to the eastern side of Rectory Road, the property is located behind those which face the street and is accessed off a shared driveway from the main road. The property then has a separate access with a large garden to the front with hedging on the boundary for screening. To the rear is a walled garden and a further set of extensions to the eastern side of the property creating an L shape.

Proposal
The proposal relates to the introduction of a small rear extension and a loft conversion with the introduction of a small rear dormer. To the front of the site there are to be rooflights with solar panels around them. Within the ridge of the property there are also proposed to be rooflights which go over the ridge of this.

Relevant Planning History:

02/00406/FULL - Erection of a detached garage
STATUS: Conditional Consent 31st May 2002.

02/00727/FULL - Erection of side extension to include swimming pool, conservatory and gym, together with construction of dormer roof extensions to front and rear of existing main roof.
STATUS: 21st August 2002.

02/01132/FULL - Erection of side extension to include swimming pool, conservatory and gym, together with construction of dormer roof extensions to front and rear of existing main roof.
STATUS: Conditional Consent 6th December 2002.

06/0468/FULL - Erection of a double garage with semi pitched roof (remote from dwelling).
STATUS: Conditional Consent 14th June 2006.

11/0131/TPO - Application for consent under Worthing Tree Preservation Order No. 15/2006 to reduce Multi Stem Lime tree (T16) back from property by 3 metres and reduce height of Bay (T13) by 30% and remove overhanging limbs from over garden.

STATUS: Application Permitted 4th May 2011.

AWDM/0423/16 - Application for consent under Worthing Tree Preservation Order No. 15 of 2006 to reduce radial spread by 1 to 1.5 metres and to reduce crown height by up to 3 metres Holly trees of group G1.
STATUS: Application Permitted 3rd June 2016.

AWDM/1437/18 - Application for consent under Worthing Tree Preservation Order No.15 of 2006 to crown reduce by 2.5m, crown radial spread to north by 1.5m, by west 2m, south 2.5m and east 2m one Sycamore T14 and crown reduce height by 4m, radial crown to north by 3m, west by 2.5m, south by 2.5m and east by 3m and to lift crown to 5m over driveway to one Lime T16.
STATUS: Application Permitted 8th November 2018.

AWDM/2001/21 - Application for consent under Worthing Tree Preservation Order No. 15 of 2006 to reduce crown height by up to 2 metres and reduce radial spread by up to 1.5 metres to one Lime tree T16.
STATUS: Application Permitted 9th February 2022.

AWDM/1591/23 - Application for consent under Worthing Tree Preservation Order No.15 of 2006 to reduce crown height and radial spread by up to 1.5 metres one Lime tree T16.
STATUS: Application Permitted 29th January 2024.

AWDM/0204/24 - Application for consent under Worthing Tree Preservation Order No.15 of 2006 to reduce the East stem to a height of approximately 5 metres one Lime tree T16.
STATUS: Application Permitted 26th April 2024.

AWDM/1031/25 - Application for consent under Worthing Tree Preservation Order No.15 of 2006 to reduce to a height of 7 metres one Lime tree of group G2, and to initiate a pollard at 9 metres Lime tree T16.
STATUS: Application Permitted 5th December 2025.

Consultations
None

Neighbour Representations
None

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
Due to the location of the proposed development, it is not considered that there would be any impact on the street scene. This is due to the site being set behind the rest of the properties on Rectory Road.

Whilst the proposal seeks to introduce an unusual form of alteration in the ridge roof lights this is not considered to result in an impact which would mean the proposal is visually obtrusive to the street scene. With the location of the proposal whilst we would normally seek for the retention of the standard roof form with rooflights to the front it is not considered that the harm created would result in an unacceptable impact and is therefore acceptable.

Residential Amenity
By virtue of the scale of the proposed development there will be a limited level of impact on the neighbouring properties. The rear extension is minor in nature. As such it is not considered that this would have any overbearing or overshadowing affect on the neighbouring properties to the north, east or west. Furthermore, the positioning facing over the rear garden of the host property this mitigates any potential for overlooking when paired with the single storey nature of the proposed development means that the extension would be acceptable in terms of residential amenities.

The dormer to the rear would provide some views towards the neighbour to the north which are not currently available from within the site, however it is not considered to result in undue overlooking given the scale and the existing overlooking from first floor windows The form and separation from the boundaries of the property allows the development to not overshadow or overbear the neighbouring amenity space.

To the front of the site the windows that would be introduced would not be significantly detrimental to the residential amenity of the neighbouring properties. This paired with the impact on the neighbours to the rear results in a proposal which is deemed to be acceptable.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials

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: 16/12/2025

Authorised by: Louise Prew Date: 17/12/2025