Expiry Date - 21/11/2025
Extension of Time -

Development Management – Delegated Officer Report

Application Number: AWDM/1223/25 Recommendation: – APPROVE

Site: 39 Phrosso Road Worthing West Sussex BN11 5SL

Proposal: Proposed single storey rear extension (amendment to previous application AWDM/0330/25 to enlarge the rear extension)

Date of Site Visit: Previous application - AWDM/0330/25

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site is located to the south side of Phrosso Road within a residential area of Worthing. The property comprises a semi-detached two storey house occupied as two flats; one at first floor and one at ground floor. This application refers to the ground floor flat. The building has render to the elevations, a tile hung bay to the front and white cladding to the rear, beneath a tiled hipped roof. There is a small single storey extension, a covered loggia and decking to the rear of the building. There is a detached garage/workshop to the rear and a good size garden. The house is set back from the road behind a low fence and hardstanding with parking for 2 vehicles.

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

Proposal

Planning permission was granted under application AWDM/0330/25 for a single storey rear extension measuring 1.2m deep x 6m wide with a flat roof of approximately 2.9m high. The current application seeks an amendment to the proposal by increasing the depth of the proposed extension to 2.4m deep x 3.85m wide on the east side of the rear elevation and retaining the shallower 1.2m deep extension to the west side of the rear elevation. The proposed extension would be in the same position in relation to the boundary and would be the same height as approved of approximately 2.9m with a flat roof. The same openings are proposed consisting of French doors and a window to the rear and a small retained window, serving a bathroom to the west side.

The monopitch roof of the existing rear extension would be removed and replaced with a new flat roof. The existing alcove/loggia to the rear, beneath the first floor overhang, would also be infilled.

The internal floor level to the extension would be raised with a concrete slab to provide level access from the existing living/dining room and bathroom. The existing decking to the rear would be replaced at the same height.

The extension would be finished in cedar cladding and a grey single ply membrane, roof.

A gap of 0.83m would be retained between the staggered rear elevation of the extension and the existing garage/workshop to the rear.

Relevant Planning History:

AWDM/0330/25 - Proposed single storey timber clad rear extension
STATUS: Application Permitted 7th May 2025.

Consultations

None required

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 additional effects on the visual and residential amenities of the locality as a result of the increased depth of the extension.

Visual Amenity

The street scene is characterised by semi-detached and terraced houses of similar design and form, with pebbledash, render and tile hung elevations and two storey bays to the front.

The proposed extension is to the rear of the building and only part of the side wall and roof would be visible from the road but only in glimpses down the side through the gap between houses. The visible west side of the extension would remain as approved previously and there are no changes proposed to this side. The extension is single storey in height and would line through with the side of the building and would not appear dominant or intrusive in the street scene. The proposed extension is subsidiary in scale and form to the existing building.

The use of timber cladding differs from the typical materials to the frontage but is considered acceptable for this rear location with limited visibility set back over 15m

from the road and would not be considered out of character or result in harm to the surrounding area.

There would be no adverse impact on the visual amenities of the locality as a result of the amended application.

Residential Amenity

The most affected neighbours are those at the flat above and to the sides at No.37 and 41 Phrosso Road.

The proposed single storey extension to the rear of this property would not compromise the outlook or affect light to the first floor flat above.

No.37 is the adjoining property to the east side and is separated by a closeboard fence to the boundary. The alcove to the rear has already been infilled on the neighbour's property and they have French doors opening out on to decking of similar height to that at the application property. The proposed extension as previously approved extended 1.2m beyond the rear of the neighbour's property at a height of around 2.9m and close to the boundary. The amended proposal increases this depth to 2.4m but retains the approved height and position. The extension as amended would just meet a line projected at 45 degrees from the midpoint of the neighbour's rear French doors (serving their living/dining room) but would not project beyond this. An extension of 2.4m deep is well within the 3m usually considered acceptable for residential extensions to the rear (as advised in the Council's SPG – Extending or altering your home) and together with its single storey height would not significantly diminish light to the neighbour's house or appear overbearing or oppressive. There are no openings to the east side of the extension and no overlooking or loss of privacy would occur.

No.41 is located to the west side and separated by a driveway and a high fence. The closest part of the extension to this property would remain as approved. The deeper part of the extension as proposed is over 4m from the boundary with No.41 and would have no adverse impact on these occupiers. The existing window to the west side serving the bathroom would be retained, no new openings are proposed to this side and there would be no overlooking or loss of privacy to the neighbouring property.

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

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Materials as specified
4. Cladding to rear extension only
5. No openings to side elevations of extension

Informative

1. 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.

2. You are advised to ensure that the development works accord with the Party Wall Act 1996, which set out responsibilities for the undertaking of works at or close to the party wall of any neighbouring owner. Further information can be found at: https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance

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

Case Officer: Amanda Haslett Date: 20/11/25

Authorised by: Jo Morin Date: 20.11.2025