Expiry Date - 03/10/2025

Development Management – Delegated Officer Report

Application Number: AWDM/1034/25 **Recommendation – REFUSE**

Site: **54 Rogate Road Worthing West Sussex BN13 2DY**

Proposal: **Single storey extension to east elevation**

Date of site visit: 25/09/2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a semi-detached bungalow occupying a corner site at the junction of Rogate Road and Ashacre Way within an established residential area characterised by a mix of housing types including detached and semi-detached bungalows and some terraced housing. A detached garage building wraps around the southwest corner of the dwelling, fronting Rogate Road. There is a small, enclosed garden to the west of the bungalow and a lawn enclosed by laurel hedging wrapping around the roadside elevations.

The other half of this asymmetric pair, No.2 Ashacre Way, is attached to the north.

A detached bungalow, No.56 Rogate Road lies to the west.

The property is not a listed building or within a conservation area. There are no TPO trees at or near the site.

Proposal

Planning permission is sought for a single-storey extension to the east elevation.

The proposed extension would be 4m wide and extend 5m from the east elevation with a flat roof containing a sky lantern at a total height of approximately 3.62m.

The proposed extension would be set in nominally from the northern site boundary with No.2. There would be a distance of 1.45m between the east elevation of the extension and the site boundary onto Ashacre Way.

The extension will contain double-glazed bifold doors and windows, a solid flat roof with a uPVC sky lantern roof window. The external face bricks are to match the existing building.

A letter from the Applicant in support of the extension explains that the proposed extension is to provide essential living space for a young family and to prepare for the impending time the Applicant's elderly mother will come to live at the property. The Applicant's mother has serious ongoing health issues and spends a lot of time at the property. Moving is not feasible and so extending the property is the only realistic option. The extension has been designed to have minimal visual impact on existing character and will not be seen due to it being entirely surrounded by existing laurel bushes that are 12ft high.

The Applicant's Agent has also written in support of the proposal making reference to the Applicant's right to enjoy and adapt their home in accordance with planning and human rights principles, in particular, Article 8 of the Human Rights Act 1998 and Article 1 of Protocol 1.

It is argued that the proposed accommodation is essential for the comfort, safety and well-being of the Applicant's elderly mother who will increasingly spend more time at the property owing to health and mobility issues.

It is argued that a similar development could be achieved as permitted development under Class A.

Irrespective of that, it is argued that the form, scale and materials are consistent with the character of the existing dwelling, and the proposed extension would cause no material harm to visual amenity.

Reference is made to two recent appeal decisions in the Borough (APP/M3835/D24/3356128 and APP/M3835/D/24/3355920) which reinforce a balanced approach.

Relevant Planning History:

AWDM/0935/21 – SIDE EXTENSION TO EXISTING GARAGE.
STATUS: Approved 17th June 2021.

Consultations: None.

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. The need for the proposed accommodation which is necessary to meet the needs of the Applicant's family is also a material consideration.

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. Development should not have an unacceptable impact on the occupiers of adjacent properties, particularly of residential dwellings, including by (amongst other things) unacceptable loss of privacy, daylight/sunlight and outlook.

The Council's SPG 'Extending or Altering Your Home' sets out the general principles in designing an extension. It states that consideration should be given to the size and shape of the extension, the materials to be used, the design and positioning of doors and windows, and the effect of the extension on the character and appearance of the street; in particular, if an extension is visible from the street its design should be consistent with the style and roof shape of the host dwelling. It goes on the explain that extension should be carefully designed to reduce potential impact on neighbouring properties, noting that extension close to a neighbour's boundary can significantly reduce the amount of daylight and sunlight.

Visual Amenity

This corner bungalow has been designed with elevations facing onto both Rogate Road (south) and Ashacre Way (east) and consequently has a presence in the street scene in both roads.

It considered the large size of the extension together with its flat-roofed form would be poorly related to the design, scale and proportions of the existing bungalow at odds with the above SPG and Local Plan policy.

The existing hedging on the north side boundary would need to be removed to accommodate the proposed extension which, as a result would be prominently visible in angled views from Ashacre Way across the open frontage of No.2. On the basis that the existing hedging fronting Ashacre Way and Rogate Road could be retained it would be less prominently in views from this direction. However, it is unclear if there would be sufficient space to retain the existing hedge fronting Ashacre Way, and even if it could be retained initially during construction, there is no guarantee that the hedging would not die or be removed at a later date. The existing laurel hedge cannot therefore be considered a permanent feature of the street scene. Its loss would expose the extension to prominent view from Rogate Road and Ashacre Way.

It is acknowledged that there are many other examples of flat-roofed extensions to properties in the vicinity. However, these are typically located to the rear of the dwelling and have little or no impact on the street scene

Residential Amenity

The only affected property is No.2 Ashacre Way to the north, the main front elevation of which faces onto Ashacre Way. The projecting gable feature on the east elevation of No.54 projects approximately 1.7m forward (east) of this elevation. A window in the front of No.2 is sited close to the common site boundary. The projecting gable at No.54 currently has some overshadowing and enclosing impact on the outlook from this window.

The proposed extension would be set-in only nominally from this boundary such that its height and excessive depth in close proximity to the adjacent window at No.2 would be oppressively overbearing and result in an unacceptable loss of light to the detriment of the amenities of the occupiers of this property.

Conclusion

Whilst the need for the additional accommodation is recognised as a material consideration, as are the Applicant's rights under the Human Rights Act and Protocols; this does not necessarily outweigh relevant planning considerations which must be also be taken into account in arriving at a balanced decision. In this case, it is considered that the Applicant's need for the accommodation does not outweigh the resulting unacceptable visual harm to the appearance of the dwelling and the surrounding street scene, or the harmful impact on the residential amenities of the neighbouring property.

There may be scope for a smaller extension, set off the northern boundary that is designed to better respect the scale, design and proportions of the existing bungalow.

Recommendation

REFUSE for the reason: -

1 By reason of its siting, size, form, proportions and design, the proposed extension would constitute an unduly prominent and unsympathetic form of development that would be poorly related to the host dwelling and harmfully detract from the surrounding street scene contrary to Policy DM5 of the Worthing Local Plan.

2 By reason of its height, massing and depth in proximity to the site boundary the proposed extension would have a harmful impact on the amenities of the neighbouring property to the north resulting an unacceptable loss of light and overbearing effect contrary to policy DM5 of the Worthing Local Plan.

Expiry Date - 03/10/2025

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason for the refusal, approval has not been possible.

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

Case Officer:	Tom Westerman	Date: 22/10/2025
Authorised by:	Jo Morin	Date: 23.10.2025