Expiry Date - 16/09/2026
Extension of Time -

Development Management – Delegated Officer Report

Application Number: AWDM/0839/26 **Recommendation: – APPROVE**

Site: **36 Shakespeare Road Worthing West Sussex**

Proposal: **Single storey rear extension (following removal of conservatory) with alterations to ground floor fenestration.**

Date of Site Visit: 30/07/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings
The application site lies on the eastern side of Shakespeare Road and forms part of a semi-detached pair of properties. Shakespeare Road itself has a relatively strong character and is located within the Shakespeare Road Conservation Area. The site is not listed nor are there any TPO's.

The property has been extended to the rear of the site in a number of different ways, one being a conservatory that is proposed to be removed that has been there since the permission in 2002. To the south of the outrigger there is a single storey side extension enclosing the space to the south of the site with the neighbour. Within the rear garden of the site there is a small shed located on the southern boundary.

The property to the north is an uncharacteristic, detached property.

Proposal
The application relates to the introduction of a single storey rear extension in the place of the existing conservatory. The footprint would be increased to extend to the full depth of the outrigger. Within the flat roof of the extension, it is proposed that there would be a roof lantern, to the rear elevation there would be a set of bifold doors to provide access to the rear garden.

Elements shown on the original plans but not included within the application form such as alterations to windows and a front car parking space have been removed from the plans.

Relevant Planning History:
02/00921/FULL - Proposed conservatory to rear of property
STATUS: Conditional Consent 18th October 2002.

04/00276/FULL - Formation of hard standing and a vehicular access
STATUS: Application Refused 21st April 2004.

Consultations
The Worthing Society

The extension would be at the rear of the property and the impact on the Conservation Area would be minimal so therefore the Society does not object to the proposal.

Worthing Conservation and Design Architect
No objections to the proposed development.

Neighbour Representations
None

Relevant Planning Policies:
Worthing Local Plan policies (WBC 2023): SP1, DM5, DM24
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 and Conservation
Due to the location of the proposed development it is not considered that there would be any adverse impact on the visual amenity of the site. This is due to the only views available of the proposed extension from within the public realm would be glimpse from the corner with Longfellow Road. The proposed extension would not be visible from the road other than for a very small section of the roof and roof lantern that is slightly due to the existing property creating a large amount of screening. Due to the setback position of the extension at over 16m from the road, this would not have any adverse impact on the character of the street scene or the surrounding conservation area.

The mature boundary screening to the park would ensure that there would not be any unacceptable level of impact on the conservation area when being viewed from the rear.

The proposal is subsidiary in form and scale to the existing building and would be finished in materials to match as closely to the existing which would not detract from the existing dwelling or dominate the existing building, to ensure this happens it has also been conditioned. There would be no adverse impact on the visual amenities of the locality or the conservation area as a result of this application.

Residential Amenity
The extension will be separated from the property to the north, 38 Shakespeare Road, by that property's driveway to the rear parking and the access on the application site. Resultant of this there is no overbearing achieved from the proposal. In addition to this there would not be any unacceptable overshadowing achieved, this is due to the proposed development being single storey with an existing two-storey outrigger being located to the south of the proposal. Therefore, it is not considered that the level of overshadowing would be worsened by the proposal. The omission of windows in the

side elevations ensures that there is no overlooking to the neighbouring property to the north.

The neighbouring property to the south, 34 Shandon Road, would not be affected by the proposed development due to the location of the outrigger providing separation from the extension proposed.

With the park being located to the rear there is not considered to be any unacceptable interlooking or overlooking achieved from the proposed development.

As such it is considered that the proposal is acceptable and in accordance with Policy DM5 of the Worthing Local Plan.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to side elevation of extension

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: 10/11/2026

Authorised by: Louise Prew Date: 13/11/026