Development Control – Delegated Officer Report

Application Number: AWDM/0829/25 Recommendation: Approve

Site: 49 Offington Avenue, Worthing

Proposal: Proposed first floor side and rear wraparound extension

Site visit: 29.07.2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site relates to a detached house located on the south west side of Offington Avenue. It has an existing two-storey flat roofed rear projection and a single storey addition extends beyond this to the rear, linking to a single storey side addition on the south east side. There is a further single storey extension to the western side of the rear elevation. The house is finished in part brick/part render and with a plain tile roof and tile hanging to its two front bays. This is a predominantly residential area comprising of a mix of detached and semi-detached dwellings with some variety in their design. Tree Preservation Order No.46 of 1997 includes two trees in the rear garden and one in the front garden at the site.

Proposal

Permission is sought for the construction of a first floor side and rear extension which would wrap around the southern corner of the building. There would be no extension to the ground floor footprint and the proposed first floor extension would extend over the existing additions on the south east side elevation and south west rear elevation as per the submitted details. To the side the extension would have a full hip roof as a continuation to the existing ridge line, and at the rear there would be a flat roof with a false pitch to each side. Matching materials are proposed.

Relevant Planning History:

08/0365/FULL - Installation of a brick and PVCu conservatory to rear of property.
STATUS: CCN 14th May 2008.

Consultations:
None

Representations:
One representation has been received from the occupier of the neighbouring dwelling at No.47 to the southeast of the site neither objecting or supporting the application but commenting as follows:

We are neighbours of the property and we welcome the plans to improve no.49. We support the extension of the property and creation of a great family home. We would like to flag two aspects of the proposed design for the Council's and owner's consideration;

1. The impact on privacy and feeling of being overlooked due to the size (width) of the window in the new first floor rear extension. If the width of this window was reduced we feel the feeling of being overlooked will be removed.

2. Potential loss of light on our landing and staircase. We're not sure if this will be a problem or not, but the new wall being built upon the existing flat roof extension on the side of no.49 will be close to and may obstruct the only source of natural light coming onto our landing, therefore making it dark.

We make these comments with empathy as we altered our plans

Relevant Planning Policies
Worthing Local Plan policies (WBC 2023): SP1, DM5, DM20
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

There is some variety in the design and form of neighbouring dwellings, and in their spacings between dwellings. The proposals would retain the existing spacing to the side boundary (approximately 1 metre) and there would be a separation distance of more than 2 metres to the neighbouring dwelling at No. 47 which would not appear unreasonable in this location.

The extension to the main side wall has been designed with no setback and with a continuation of the ridgeline and therefore would result in a much wider appearance to the house. However having regard to the L-shaped form of the house and this elevation is set back from the main front bay projection and would be set back from the neighbouring dwelling it would not appear particularly dominant in this position. In the context of the streetscene where there is an example of a side extension opposite at No.48 which extends to the side of its main front bay projection, the proposal at No.49 would not appear unreasonable in this context and where it would not compete with the main architectural features of the building.

At the rear, the extension would step down in height to a flat roof with a false pitch which would wrap around each side. Whilst this arrangement with a flat roof is not ideal, given its positioning towards the rear and having regard to its positioning in

relation to No.47, the full extent of this would not be readily visible in the streetscene and would not cause any significant harm to visual amenity on balance.

The fenestration to the rear as originally proposed was to include wide bi-folding windows to the top section of glazing which although not readily visible would not be particularly sympathetic to the character of the recipient building. The applicant has agreed to amend the design of the window which includes a narrower width to address the concerns raised in the representation and this would have the benefit of appearing more balanced in relation to the glazing at ground floor level.

A condition is recommended to ensure that the protected trees are adequately protected during the course of construction.

Subject to the use of matching materials design and impact on visual amenity is considered acceptable.

Residential Amenity

No. 47 to the south east is a detached dwelling and has been extended to its rear with a relatively deep two storey extension. There are side windows in the main side wall of the house which do not appear to be main windows to habitable rooms. Ground floor windows appear to serve a utility room, study and WC on this side. There are no ground floor windows in the neighbours own rear extension facing the application site, although a kitchen window was approved on this side but not installed, and there is a bathroom window to the first floor. Main outlook to the kitchen/dining room and first floor bedroom is to the rear.

The proposed extension would bring the first floor closer to No.47 at its side but having regard to the existing relationship with No.47, its separation and the position of windows, it is considered that there would be no significant impact resulting from the bulk of the extensions. The side landing window referred to in the representation is not a main window to a habitable room and given the relationship between this and the existing building and proposed extension it is considered that there would be no significant harm to neighbour amenity in this context. Towards the rear, the first floor extension would be reasonable in depth given the size and position of the neighbours own rear extension and particularly as the rear most section of the proposed extension would be set in where it follows the ground floor footprint, providing greater separation for this part. Two side windows are proposed to the main side wall of the extension but these would serve the ensuite bathroom and can be obscure glazed to avoid any significant loss of privacy. At the rear, the bedroom window originally proposed was relatively wide and fully openable across its width. The applicant has sought to address the privacy concerns raised in the representation by altering the design and reducing the size of this opening. Given the relationship with neighbouring properties and outlook would be directed towards the rear gardens the revised design would appear reasonable and would not cause any significant loss of privacy.

The extensions would be sufficiently remote from No.51 to the north west to avoid any significant impact to neighbour amenity.

Other neighbouring dwellings to the front and rear would be sufficiently remote from the proposed development to avoid any significant impact. In relation to the new first floor windows, the relationship would be similar to that of existing first floor windows and there is a separation distance of more than 36 metres to dwellings at the rear (west and south west) which would be sufficient to avoid any significant impact to neighbour amenity.

Flooding

The site is identified as being at risk of surface water flooding in the SFRA 2024. However no new footprint is proposed therefore floor levels would remain as existing.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. Obscure glazing etc
5. Tree protection measures

Informative
The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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? Y

Case Officer: Rebekah Hincke Date: 10.09.2025

Authorised by: Louise Prew Date: 11/09/2025