

Development Management – Delegated Officer Report

Application Number: AWDM/0282/26 **Recommendation:** – REFUSE

Site: 2 Moat Way Worthing West Sussex BN12 4DR

Proposal: Front hip to gable roof extension with dormer to West side roofslope

Date of Site Visit: 25/03/2026.

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site, 2 Moat Way, is situated within an established residential area in Worthing. The surrounding area largely consists of detached bungalows and two-storey dwellings containing pitched roofs. The property comprises a detached bungalow with roof accommodation in a converted loft with a rear roof gable. To the rear, the property benefits from a private garden enclosed by fencing and walls. A conservatory also exists to the rear of the property. The driveway runs down the right-hand side of the property, with a garage being located at its end, with this being built into the bungalow.

The property is not a listed building and is not located within a conservation area. There are no Tree Preservation Orders affecting the site.

Proposal

Planning permission is sought for a front hip to gable roof extension with a dormer to the west side roofslope.

The proposed dormer is to be approximately 4.77m wide, 2.71m in height and 3.6m in depth. It is to contain a tiled 'crown' roof with a uPVC window opening facing west. No other openings are proposed on the dormer.

The hip-to-gable extension would extend the north roof slope incorporating a new uPVC window opening in the front elevation. All external materials are proposed to match the existing dwelling.

Relevant Planning History:

No relevant planning history.

Consultations

None undertaken.

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:

Policy DM5 requires all new development including extensions to (amongst other things) be of high architectural design quality and respect and enhance the character of the site and the prevailing character of the area in terms of proportion, form, design, context, massing, siting layout, density, height, size, scale, materials, detailed design and landscaping; enhance the local environment by way of its appearance and character with particular attention being paid to the architectural form, height, materials, density, scale and impact on street scene of the development; make a positive contribution to the sense of place, local character and distinctiveness of an area; and not have an unacceptable impact on the occupiers of adjacent properties including unacceptable loss of privacy, daylight/sunlight, and outlook.

The Council's SPG 'Extending or Altering Your Home' sets out the guiding principles in designing an extension as ensuring a design that achieves an appropriate relationship to the design of the existing house that also takes into account the impact on the street scene; and the effect of the proposals on the amenities of neighbouring residential properties. It states that the size and shape of any extension should normally be designed to ensure the original house remains the larger and more dominant feature. Also, that roof extensions and dormers are often highly visible and alien features which greatly alter the appearance of a dwelling. Consequently, there is a normal presumption against dormer windows that are visible from the street. It states that dormers should never be allowed to dominate the roof by being overly large or higher than the existing roof ridge.

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

The site is in a visible location positioned near the corner of the street junction where wide views eastward along Moat Way are possible from Alinora Crescent. Large dormer extensions are not a characteristic feature of the street scene with no obvious examples situated within the vicinity of the application site.

The proposed dormer would be prominently positioned toward the front of the enlarged roof and would be readily visible in the street scene. The dormer extension as proposed would be particularly large and bulky and would appear as a dominant addition to the building. It would be unsympathetic in scale and form, its ungainly

appearance exacerbated by its unbalanced position on the enlarged roof, making it look out of place and not assimilating with the rest of the property.

The combination of the size of the side dormer extension, across much of the width of the proposed west roof ridge, with minimal set back and its position situated almost at the top of the roof, would appear as an excessively bulky and incongruous addition to the building and wider street scene where it would dominate the roof at the site.

The proposed hip-to-gable roof extension is also uncharacteristic in this part of the road where the majority of front roof slopes are hipped, although its impact on the street scene would be less significant than that of the dormer.

Taken together, the combined additions would appear visually out of keeping with the established character of the area and would result in harm to the overall appearance of the street scene.

Residential Amenity

The most affected neighbours are those to the sides at 14 Alinora Crescent and 4 Moat Way.

14 Alinora Crescent

14 Alinora Crescent is located to the west of the application site and consists of a detached, hipped roof bungalow occupying a corner plot. The bungalow front Alinora Crescent with an L-shaped frontage wrapping round into Moat Way, with a private rear garden to the rear (east). An attached flat-roof garage, accessed from Moat Way, infills the space between the bungalow and the site boundary with No.2 Moat Way.

The properties are separated by boundary treatments, including fencing, walls, and the side wall of the garage at No. 14. There are no first-floor windows at No. 14 facing the application site. However, the proposed dormer would contain a west-facing window facing No.14.

The primary concern relates to overlooking of the private rear garden of No. 14. The proposed dormer window would afford angled views into this space at close proximity, resulting in a loss of privacy for the occupants. It is considered the use of obscured glazing would not satisfactorily overcome this issue since the size and proximity of the window in question would result in a harmful perception of being overlooked (even if not actual).

As such, the development would give rise to an unneighbourly form of development by reason of overlooking.

4 Moat Way

4 Moat Way is located to the east of the application site and consists of a detached bungalow. The proposed dormer is to be on the west roofslope of the application site and therefore will not impact No.4. The hip to gable roof will extend from the north

elevation, with no openings directly facing No.4. As such, the proposals will not result in any loss of privacy or overlooking, nor will it result in any loss of light for the occupants at No.4.

Recommendation:

REFUSE for the reason: -

1. The proposed development would, by reason of its size, siting and design, represent a ungainly, discordant and visually overbearing form of development that would be unsympathetic to the proportions and appearance of the host dwelling and unacceptably dominate the street scene. It would as a result be detrimental to the visual amenities of the area and be harmful to local character contrary to policy DM5 of the Worthing Local Plan, the Council's SPG 'Extending or Altering Your Home' and the relevant paragraphs of the National Planning Policy Framework.
2. Having regard to the size, orientation and positioning of the proposed dormer window the proposed development would result in an unneighbourly and intrusive degree of overlooking that would be detrimental to the amenities of the neighbouring occupier at 14 Alinora Crescent. As such the proposed development would be contrary to policy DM5 of the Worthing Local Plan, the Council's SPG 'Extending or Altering Your Home' and the relevant paragraphs of the National Planning Policy Framework.

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority has a preapplication advice service in respect of any future application for a revised development.

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

Case Officer: Tom Westerman Date: 23/04/2026

Authorised by: Jo Morin Date: 27.04.2026