

Development Management – Delegated Officer Report

Application Number: AWDM/0657/26

Recommendation: – APPROVE

Site: 14 Pembroke Avenue Worthing West Sussex BN11 5QT

Proposal: Removal of existing conservatory, garage and lean-to and erection of single storey side and rear extension

Date of Site Visit: 16/06/2026.

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site, 14 Pembroke Avenue, is situated within an established residential area of Worthing. It comprises a two-storey link-attached dwelling with a pitched roof. The surrounding area is characterised predominantly by two-storey detached and semi-detached dwellings set within individual plots, typically with private rear gardens and front driveways leading to garages. The application property reflects this prevailing pattern, although it is linked to the neighbouring dwelling via its garage on its side (north) elevation. A conservatory is located to the rear of the property.

The property is neither a listed building nor located within a conservation area. There are no Tree Preservation Orders affecting the site.

Proposal

Planning permission is sought for the removal of the existing conservatory, garage and lean-to and the erection of a single storey side and rear extension.

The proposed L-shaped rear extension will extend to a maximum depth of approximately 4.88m and 8.96m wide. It will feature a flat roof with a height of approximately 3m. Following discussions with the agent, the side extension was reduced in depth to be situated behind the front of the house rather than level.

The extension will be constructed in matching brick and render, and a flat roof finished with built-up felt. A parapet will be positioned at the front of the side extension.

No side openings are proposed; uPVC windows and doors will be installed on the rear (east) elevation. uPVC windows will be installed on the front (west) side elevation.

Relevant Planning History:

No relevant planning history.

Consultations

Southern Water

“Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue, and no Southern Water assets will be affected. Therefore, Southern Water has no objections to this proposal. Please note surface water should not be disposed of into a public foul sewer and must comply with the Hierarchy of H3 of the Building Regulations. For more details, refer to the Drainage and Waste Disposal: Approved Document H on the GOV.UK website. Any new connections to the public sewerage system will require a New Sewer Connection application (also known as a Section 106) to be submitted and approved by Southern Water.”

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 effects on the visual and residential amenities of the locality.

Visual Amenity

The proposed extension would be set back from the front of the house and would appear subsidiary in scale and appearance to the host dwelling, finished in brick and render to match the existing materials. As such, it would integrate well with the host dwelling. The flat roof is considered acceptable given the limited scale of the extension.

Given the side extension is visible from the street, a parapet has been incorporated at the front on the roof of the side extension to soften its appearance when viewed from the public realm. Consequently, the proposed extension’s design, including the addition of the parapet, ensures that it would remain sympathetic to the host dwelling and would not detract from the character and appearance of the surrounding area. The rear extension element would not be visible from the street and is visually acceptable.

Residential Amenity

The neighbouring properties most affected by the proposed development are those immediately adjacent at 16 Pembroke Avenue (to the north) and 12 Pembroke Avenue (to the south).

16 Pembroke Avenue

16 Pembroke Avenue is a two-storey semi-detached dwelling located to the north of the application site. The properties are separated by boundary fencing and walls.

No. 16 includes an existing side extension which leads to a rear garden outbuilding extending along the shared boundary with the application site. This existing built form already provides a significant degree of enclosure along the boundary.

The proposed extension would project to a depth that is less than the existing rear garden outbuilding at No. 16. The rear ground floor openings of No. 16 are already screened by this outbuilding, together with boundary fencing and vegetation. In addition, the proposed development contains no side-facing windows towards No. 16.

As such, the proposed development would not result in any overlooking, loss of privacy, or material loss of light to the occupiers of No. 16.

12 Pembroke Avenue

12 Pembroke Avenue is a two-storey detached dwelling located to the south of the application site.

The application site currently includes an existing lean-to extension along the southern boundary, forming a covered walkway which continues around to the rear (east) elevation. The side element is to be retained. The existing lean-to extends approximately 2.05m beyond the main rear building line. The proposed rear extension would extend approximately 4.97m in total, representing an additional projection of approximately 2.92m compared to the existing situation.

No. 12 contains a rear conservatory. Other than the conservatory, there are no openings that could be directly impacted by the proposed extension. Additionally, there are no side-facing windows in the proposed extension that would result in overlooking.

While the proposed extension would increase built form within close proximity to the shared boundary and may have some impact on the receipt of light to No. 12, it is single-storey in height and is considered to be acceptable in the context of the existing built form along the boundary. It would not result in any unacceptable loss of light, and it would not result in any loss of privacy or overlooking.

Recommendation:

APPROVE subject to condition(s):-

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

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? N

Case Officer: Tom Westerman Date: 05/07/2026.

Authorised by: Jo Morin Date: 13.07.2026