Expiry Date - 30/10/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0962/25 **Recommendation – APPROVE**

Site: **25 Salvington Road Worthing West Sussex BN13 2HW**

Proposal: **Proposed single storey rear extension**

Date of site visit: 14th October 2025.

Neighbours checked: Y

Additional neighbour notifications: **N**

Site and Surroundings

The site, 25 Salvington Road, is situated on Salvington Road within an established residential area characterised predominantly by large semi-detached dwellings. The property is a two-storey detached dwelling with a pitched roof. A relatively long driveway is located at the front. The rear of the property benefits from a spacious and verdant private garden, bounded by close-boarded fencing and an existing outbuilding in the neighbouring garden.

The property is not a listed building or within a conservation area. No TPO trees are located on site.

Proposal

Planning permission is sought for a single-storey rear extension.

The proposed extension would extend from the south part of the rear wall elevation of the dwelling to a total depth of approximately 5.74m x 6.65m wide. The extension would have a part flat, part pitched roof of approximately 3.48m in height.

The extension would have brick elevations to match those of the existing house. The pitched roof is to contain two rooflights and interlocking tiles to be of a similar appearance to the existing roof. There would be bifold doors and a single window on the rear (south) elevation. No openings are present on the side elevations.

Relevant Planning History:

AWDM/0901/25- Application for Certificate of Lawfulness for proposed loft conversion with hip to gable roof extension, rear dormer with Juliet balcony and front roof lights. Single storey side extension (Approved 1st September 2025).

Consultations: None.

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 is to the rear of the building. Only glimpsed views of the extension would be visible from the road.

The proposed extension would be subsidiary in form and scale to the existing building and would be finished in materials to match, including brick and interlocking tiles. Due to this, the extension relates well to the existing building and will not appear out of place.

The increase in footprint of the building via the extension (approximately 2.63m deeper) when taken from the existing neighbour extension, is deemed acceptable and will not have any adverse visual amenity impacts.

The addition of the extension will not appear visually out of keeping and will not detract from the character of the area.

Residential Amenity

The most affected neighbours are those to the sides at 27 Salvington Road and 23 Salvington Road.

<u>27 Salvington Road</u>

27 Salvington Road is located to the west of the application site and consists of the adjoining semi-detached two-storey dwelling enlarged by a rear conservatory adjoining the boundary with No.25.

The proposed extension would extend approximately 2.63m beyond the neighbour's conservatory and will be taller in height. Its scale and massing will have some impact on the receipt of light to and outlook from the glazed openings in the rear of No.27. Officers sought to negotiate a reduction in the overall 'bulk' of the extension. However, on balance it is considered the

proposed part flat part sloping roof form which results in a lower eaves height to the rearmost part of the proposed extension would be preferable and have a lesser impact than an entirely flat roofed alternative. It is considered the effect of the proposed extension on the receipt of light to and outlook from ground-floor rooms of No.27 would not be severe.

No openings on the proposed extension will directly face 27 Salvington Road. As a result there would be no overlooking or loss of privacy.

23 Salvington Road

23 Salvington Road is located to the east side of the application site and consists of a two-storey semi-detached house. The proposed extension is single-storey and approximately over 6m away from the neighbouring property. The existing garden outbuilding in the garden of 23 Salvington Road provides a substantial amount of screening to the proposed extension. As such, there would be no adverse impact on amenity.

Recommendation

APPROVE subject to Conditions: -

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 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:	Tom Westerman	Date:	28/10/2025
Authorised by:	Jo Morin	Date:	29.10.2025