Expiry Date - 19/12/2025

Development Management – Delegated Officer Report

Application Number: AWDM/1350/25 **Recommendation – APPROVE**

Site: **74 Sunningdale Road Worthing West Sussex BN13 2NE**

Proposal: **Proposed hip to gable roof extension, rear box dormer and front rooflights**

Date of Site Visit: 19.11.2025

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application relates to a semi-detached, hipped roof bungalow on the south side of Sunningdale Road within an established residential suburb of the town. It has been enlarged by a single-storey rear extension. An open-sided pergola is situated on a raised deck extending into the rear garden beyond the rear extension, detached from the latter by a narrow gap.

No.76, attached to the east has been enlarged by a single storey extension on the eastern half of the rear elevation.

Adjoining to the west, No.72 comprises a similar style of semi-detached bungalow, enlarged by a shallow single-storey rear extension. A number of outbuildings in the rear garden adjoin the common site boundary.

Proposal

Permission is sought for a hip-to-side gable, rear box dormer and 3no front roof lights. Following amendment, the proposed rear dormer has been reduced in size (measuring 3.2m deep x 2.3m high x 7.65m wide) and positioned 0.37m below the main roof ridge. The new side gable and dormer would be finished in plain tile hanging to match the roof tiles.

Relevant Planning History:

AWDM/0225/21: Single storey rear extension. Permitted 07.04.2021.

Other relevant planning history in Sunningdale Road: -

No.6: AWDM/0903/25 Proposed single storey rear extension (existing conservatory removed); loft conversion with hip to gable roof extension, rear dormer and front roof lights – Permitted 21.10.2025.

No.8: Hip-to-gable roof extension and rear dormer apparently undertaken as ‘permitted development’ c.2004
No.20: Granted p.p. in conjunction with a side extension granted under AWDM/0717/23.
No.27: Hip-to-gable roof extension and rear dormer apparently undertaken as ‘permitted development’ c.2012
No.31: Hip-to-gable roof extension and rear dormer apparently undertaken as ‘permitted development’ c.2011
No.32: AWDM/1030/25 Hip to gable roof extension and rear dormer. Permitted 16.11.2015.
No.34: AWDM/0424/24 Application for a Lawful Development Certificate for a Proposed rooms in roof consisting of hip to gable, rear dormer and front roof lights and an open porch at the Front of the property. Issued 30.05.2024.
No.50: Hip-to-gable roof extension and rear dormer apparently undertaken as ‘permitted development’ c.2002.

Consultations: None undertaken.

Neighbour Representations:

A representation was received from the occupier of No.76 expressing concern about impact of the proposals on the structural integrity of their property and potential loss of light.

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

Local Plan policy DM5 requires all new development including extensions to (amongst other things) be of high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area including considerations of proportion, form, design, massing, height, scale, materials, and detailed design. It states that development should enhance the local environment by way of its appearance and character with particular attention paid (amongst other things) to architectural form, height, materials, scale and impact on street scene. It should make a positive contribution to sense of place, local character and distinctiveness of an area.

The Council's SPG 'Extending or Altering Your Home' states that roof extensions and dormers are often highly visible and alien features which greatly alter the appearance of a dwelling. Therefore, there is a normal presumption against dormer windows which are visible from the street. However, exceptions can be made if the dormer is located at the rear of the property to make it less visible, or if several other dwellings on the street already have dormer windows which are not substantially out of character.

The proposed hip-to-gable roof extension will 'unbalance' the appearance of the existing pair of hipped roof bungalows. However, similar roof extensions have been carried out on several other bungalows in this road such that the resulting appearance in this case would not be out-of-character.

Similarly, there are several large rear box dormers in this road, some which have been granted planning permission and others carried out as permitted development (see planning histories above).

Following amendment, the flat roof of the dormer is set down 0.37m from the ridge of the roof, and the dormer side 'cheeks' set in a minimum 0.75m from the edge of the enlarged roof and roof party boundary with No.76. In visual terms the dormer will read as a subsidiary addition that is distinguishable from the main pitched roof form of the bungalow. Finishing the dormer in matching tiles will also help it to 'recede' in public views from the street. Having regard to the character of Sunningdale Road which includes several other rear dormers that are noticeably visible from the road, it is considered the harm to visual amenity and local character is not so severe in this case to warrant refusal of the application.

Residential Amenity

The most affected properties are those on either side (Nos 72 and 76) and to the rear in Muirfield Road.

There is a narrow gap of approximately 1.2m between the flank wall of the application bungalow and the common site boundary with No.72, with a similar gap on the other side of the boundary. Two windows in the east flank wall of No.72 are understood to be either secondary in nature or serving non habitable rooms (WC/bathroom). The 'bulk' of the proposed roof enlargements will have an impact on the receipt of light to these windows. However, given their secondary/non-habitable nature, it is considered the impact would not be severe.

The attached bungalow No.76 has no roof accommodation. The proposed dormer is set in 1m from the party boundary on this side and would have no significant impacts on the receipt of light to the rear windows of this property. Concerns relating to possible impacts associated with building work on the integrity of party walls/structures should be addressed through the Party Wall Act.

There is a separation distance of in excess of 30m between the windows in the proposed rear dormer and the rear elevations of properties to the south in Muirfield Road. Thus, although the roof enlargements and windows will be clearly visible from this direction the effect of overlooking is not unacceptable.

Recommendation:

APPROVE subject to condition(s): -

1. Drawing Numbers
2. Matching materials
3. No openings to sides of roof enlargements

Informative

Pro-active amendment

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

Case Officer:	Jo Morin	Date: 16.12.2025
Authorised by:	Peter Barnett	Date: 17 December 2025