Expiry Date - 18/08/2025

# Development Management – Delegated Officer Report

**Application Number: AWDM/0748/25** **Recommendation – APPROVE**

**Site:** **20 Devonport Road Worthing West Sussex BN11 2SN**

**Proposal:** **Single storey side extension**

**Neighbours checked:** Y

**Additional neighbour notifications**: N

**Site and Surroundings**

This application relates to a semi-detached bungalow on the south eastern side of Devonport Road on the south end of the road. The property has a rear extension and dormer application in at the moment which is pending determination. To the southern boundary of the property is a separate outbuilding which forms a border to the property.

The site is not located within a conservation area and the building is not listed. There are no protected trees on site.

**Proposal**

The proposed development relates to a single storey extension with a flat roof. The proposed width of the extension is 3m with a depth of 6.405m creating a 19.215sqm. The extension would be approximately 4m from the boundary which is separated further from the neighbouring property by a public footpath. There is over 5m retained to the front of the site from the front elevation of the proposed extension.

Two windows are proposed to the southern elevation with a door and window on the western elevation all facing the applicants garden. The front elevation (east) has no windows and will be solid brick. The materials proposed match that of the existing property. The amended roof of the extension would be marginally above that of the eaves of the host property. To the front there has been a dummy pitch to the roof introduced.

**Relevant Planning History:**

AWDM/1023/25 – Application for Certificate of Lawfulness for proposed rear dormer and front rooflights. Application Pending Decision.

**Consultations:**
None

**Representations:**
None

**Relevant Planning Policies**
Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (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***

Due to the location of the proposed development, to the side of the site the development will be visible from within the public realm. Therefore, careful consideration needs to be given to developments of this sort.

The proposal has a flat roof. While this is not considered to be the highest quality design choice and due to the roof being above the eaves of the host it cannot be considered to be subservient in scale. To further ensure the flat roof does not dominate the street scene and create a 'boxy' addition a dummy pitched roof has been introduced. Additionally the impact of the extension is reduced by the proposal being set back from the principal elevation of the property and from the street scene. As such this mitigates the overall impact on the street scene which causes the proposal to not be visually obtrusive and on balance acceptable.

Furthermore, materials proposed within the extension are to match that of the host dwelling which ensures the extension will complement the existing house.

As such it is considered that the proposed works to the site would be acceptable in terms of visual amenity.

***Residential Amenity***

The neighbouring property to the south will be most affected, this is due to the proposal being to the southern side of the property. The application is proposed to be above the eaves of the host, however with the existing arrangement there is significant separation from the neighbour. In addition the existing relationship with the outbuilding on the boundary would ensure that there is not any unacceptable overshadowing or overbearing on the neighbouring property.

The extension does not increase in depth to the rear so there will be no impact on the neighbouring rear amenity space.

The windows within the proposal all face onto the sites rear and side garden and are not considered to result in overlooking towards the neighbouring properties to the south or the west. This is assisted by the existing arrangement and the outbuilding on the site. The properties to the west have significant separation and would not be overlooked by the proposed windows due to their single storey nature.

It is not considered that the proposed extension would result in a demonstrable impact on the neighbouring properties.

**Recommendation**

**APPROVE** subject to Conditions:-

1.Drawing Numbers
2.Standard time limit
3.Matching materials

**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**

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| Case Officer: | Finlay Gardner | Date: 19/09/2025 |
| Authorised by: | Peter Barnett | Date: 19 September 2025 |