

Development Management – Delegated Officer Report

Application Number: AWDM/0007/26 **Recommendation:** – APPROVE

Site: 102 Shandon Road Worthing West Sussex BN14 9EA

Proposal: Single-storey rear extension

Date of Site Visit: 10/02/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application site is located on the eastern side of Shandon Road and comprises a mid terraced property. The property has converted the frontage into parking retaining a long rear garden. The rear of the property hosts a conservatory which is full width. There is also a pergola located to the rear of the site. At the bottom of the garden there is an outbuilding.

The neighbour to the south has a small conservatory as does the neighbour to the north that wraps around a shared coal house.

The site is not located within a conservation area nor is the property listed. There are no trees on site.

Proposal

The proposed development is to the rear of the site removing the existing conservatory and replacing it with a single storey L-shaped rear extension with a sky lantern located in the middle.

The existing toilet and store are retained with the extension being located to the south of these. The proposed wrap around extension is to measure a total of 4.2m in depth at its deepest and 1.87 m where it adjoins the retained coal store.

Relevant Planning History:

None

Consultations

None

Neighbour Representations

None

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2024)

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 to the rear of the site there is not considered to be any impact on the visual amenity of the street scene. The materials proposed to be used are timber clad. Whilst these would be new materials within the area this is not considered to be detrimental to the visual amenity due to the location to the rear of the site and no views available from within the public realm.

Residential Amenity

The potential for overshadowing is mitigated on the neighbour to the north by the existing arrangement not being altered and the majority of the development being located to the southern side of the site and separated from the boundary. The separation from the neighbouring property also mitigates the potential for overbearing with the relationship on the boundary not changing. There is a window facing towards this neighbour. Given the separation from the boundary and the ground level it is not considered to result in any overlooking.

The potential impact on the neighbour to the south is mitigated by the location, there is also a small separation of 0.25m. Overbearing potential due to the proximity to the neighbour to the south is partially mitigated through the presence of the neighbour's conservatory to the rear of the site. In addition to this the minor separation allows for the overall impact to be reduced. The height being at 2.9m for the flat roof of the extension is not considered to be significantly dominant and to overbear the neighbour. As the development is to the north of this neighbour it won't result in overshadowing. A condition requiring no new windows to the southern elevation will ensure there is no adverse overlooking.

As such it is considered that the proposal would be in accordance with Policy DM5 of the Worthing Local Plan.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. 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: Finlay Gardner Date: 17/02/2026

Authorised by: Louise Prew Date: 20/02/2026