Expiry Date - 27/08/2025
Extension of Time -

# Development Management – Delegated Officer Report

**Application Number:** AWDM/0744/25 **Recommendation: – APPROVE**

**Site:** 156 Salvington Road Worthing West Sussex BN13 2JU

**Proposal:** Front infill extension and rooms in enlarged roof with side gable and rear dormer

**Date of Site Visit**: 18/07/2025

**Neighbours Checked:** Y

**Additional Neighbours Notified:** N

**Site and Surroundings**:

The site is located on a corner plot to the north of Salvington Road and to the west of Exmoor Drive within a residential area of Worthing. The property comprises a semi-detached bungalow with white rendered elevations on a painted brick plinth and a tiled hipped roof with smaller gable to the side set back from the front of the building. There is a single storey flat roof extension to the rear. The property is set back from the road behind a low brick wall and high evergreen hedge to the front and corner and close board fencing to the side. Pedestrian access to the property is to the front (south) and there is a double garage to the rear accessed from the road to the east.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

**Proposal**

Planning permission is sought for a front infill extension with enlarged roof, side gable and rear dormer.

The front corner of the property to the east side would be infilled with an extension measuring approximately 1.55m wide x 5.45m deep forming a new porch. The main ridge would be extended out approximately 4.6m over the infill extension and existing smaller side gable to form a gable to the east side matching the eaves and ridge height of the main roof. A new door would be installed to the front of the extension and a new window to the side at ground floor both serving the porch. Two new windows are proposed to the side gable at first floor, serving a bedroom and ensuite.

The proposed rear dormer would measure approximately 7.45m wide x 2.5m high x 3m deep with a flat roof and a window to the rear serving the master bedroom.

The extensions would be finished in materials to match the existing building.

The application has been amended to reduce the width of the dormer and enlarge the depth of the window to the rear.

**Relevant Planning History:**

None relevant

**Consultations**

None required

**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 street scene has a varied character with bungalows, two storey houses and three storey blocks of flats. Materials are generally traditional consisting of brick, render and tiles. There are examples of both hipped and gable roof forms within the immediate area.

The lower part of the building is fairly well screened by the tall evergreen hedging and close board fencing that forms the boundary. The roof is visible from the front, side and rear.

The proposed infill extension and side gable roof extension would be visible in the street scene but would be set back from the road and would not appear dominant or intrusive in the street scene or out of keeping with the wider area. The semi-detached bungalow that adjoins the west side of the application property is already different with a projecting gable to the front. The proposal is not considered to unbalance the pair of properties as a whole. The side extension is narrow in width and would not extend beyond the side of the existing smaller gable. A large gap of about 6m would be retained between the side of the extension and the side boundary and the proposal would appear subsidiary in form and scale.

The proposed rear dormer would be visible from Exmoor Drive to the side and rear. This road slopes up to the north. The dormer would be positioned low down on the roof slope, set down from the ridge by approximately 1.9m. This reduces the prominence of the dormer to some extent and part of the dormer would be obscured by the planting to the neighbour's side boundary. The dormer has been reduced in width and brought in from the sides of the building to ensure that it does not dominate the roofscape. The window to the rear has also been extended in height to lighten the appearance of the dormer increasing the area of glazing. These amendments are considered to have improved the appearance of the dormer.

The proposed extensions would be carried out in materials to match the existing building and would retain the more traditional character of the street scene.

There would be no significant adverse impact on the visual amenities of the locality as a result of this application.

***Residential Amenity***

The most affected neighbours are those to the side at No.158 and to the rear at No.1 Exmoor Drive.

No.158 is the adjoining bungalow to the west side and separated by a high fence to the boundary. The proposed rear dormer is set in from the boundary with this property and is not excessive in scale. The dormer would not result in overshadowing or loss of light to the neighbour's house or garden or appear overbearing or intrusive. The window to the rear dormer would be positioned centrally and would not result in any significant overlooking.

No.1 is located to the rear of the site on higher ground and separated by the double garage to the application site and the fence and shrubs to the rear boundary (which forms the side boundary to No.1). The only openings to the south side of No.1 are small windows at ground floor, believed to serve non-habitable rooms or forming secondary windows. There is a distance of over 15m between these side windows and the proposed dormer window and due to the incline in the road and higher ground level of No.1 and the existing garage and tall boundary treatment preventing views of these windows, no overlooking or loss of privacy would occur. The dormer window would look out across the blank roof slope of No.1 and would not affect the amenities of these neighbours.

The nearest neighbours to the west side are the flats at Exmoor Court however these are separated by the road and a large landscaped area with the closest part of the building at over 30m from the proposed development and the proposal would not affect the occupiers of these flats.

There would be no significant detrimental impact on the residential amenities of the adjacent occupiers as a result of this application.

**Recommendation:**

**APPROVE** subject to the condition:-

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 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: Amanda Haslett Date: 27/08/25

Authorised by: Jo Morin Date: 27.08.2025