Expiry Date - 18/06/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0504/25 Recommendation – APPROVE

Site: 32 Sunningdale Road Worthing West Sussex BN13 2NF

Proposal: Single storey rear extension with raised decking.

Date of site visit: 06.05.2025 (Nos 30, 34 and 36)

Neighbours checked: Y

Additional neighbour notifications: - N

Site and Surroundings

The application relates to a semi-detached bungalow on the south side of Sunningdale Road within an established residential suburb of the town. It has a driveway to the east side of the dwelling leading to a detached pre-fab garage building set back into the rear garden.

The bungalow is vacant and undergoing refurbishment works including development consisting of a hip-to-gable roof extension, rear dormer, front rooflights and single-storey rear extension. At the time of the officer site visit the built volume of the roof enlargements and single-storey rear extension had been formed but the external finishes not completed. Grey-coloured composite cladding (stored on the site frontage at the time of the visit) has since been applied to the new east side gable wall and rear dormer.

Attached to the west, No.30 has been enlarged at the rear by a single storey rear extension. There is a detached garden building at the rear of the garden used as a home office and occasional extra bedroom for visitors.

Adjoining to the east, No.34 comprises a similar style of bungalow but with no driveway to the side. It has been enlarged by a rear conservatory on the east side of the rear elevation.

Proposal

Permission is sought (part retrospectively) for the single-storey rear extension which replaces an original lean-to on the rear elevation. It extends the full width of the bungalow and has a maximum depth of 3m. It has a flat roof 3.25m high. The walls are to be finished in painted render to match the existing bungalow. The submitted plan shows a skylight (1.5m x 0.75m) in the flat roof.

In addition, a 0.35m high rear deck is proposed extending 1m deep and providing stepped access from bi-fold doors in the rear elevation of the extension into the garden.

The current application arises following an enforcement investigation (AWEN/0043/25).

Officers have sought legal advice and informed the agent that an application for planning permission is required for the hip-to-gable roof extension, rear dormer and rooflights. This is because the dormer joins onto the flat roof of the new extension and because the roof enlargement/alterations were carried out simultaneously with the rear extension (i.e. as a single building operation) and so cannot be 'permitted development'. At the time of writing the Agent has not confirmed whether an application for the roof extensions/alterations will be made. This will need to be followed up by the planning enforcement investigation to consider the expediency of taking enforcement action.

Relevant Planning History: None.

34 Sunningdale Road
AWDM/0434/24 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. not implemented.

AWDM/0410/25 Single Storey rear extension – pending consideration.

Consultations: None.

Representations: Objections have been received from neighbours at no.30 and 34, raising the following concerns which have been summarised as follows: -

- Owners are attempting to avoid planning laws by not applying for [planning permission for] the roof extensions/dormer;
- Extension exceeds/contravene permitted development rights in terms of its depth and proximity to the boundary;
- Large dormer with full width rear facing windows overlooks neighbouring property;
- Adjoining neighbours were not informed prior to works commencing nor served with the required Party Wall notices.
- Windows/doors in the dormer and rear extension directly overlook back garden of No.30 and rear garden room which is used as an office and spare bedroom;
- Rear extension is severely reducing light into the existing skylights at No.30 making the rear reception room dimmer and colder;
- Construction works have been carried on at anti-social hours including at weekends and as late as 8pm. Anti-social behaviours include playing loud music and flying drones overhead (to inspect the roof) not taking into account the wellbeing of others.
- Health & Safety Officers ordered [temporary] fencing to be erected around the site.
- I have noticed cracking in my side wall (No.30).

- I had to insist that contractors on the site infill a trench that breached the party wall (No.30).
- Contractors were ordered to carry on with works despite being advised of planning permission being required.
- Concerned that dormer has not be constructed in accordance with all necessary fire precautions.
- Surface water run-off is pooling in the garden of No.30 since the extension was built.
- Rear extension and dormer are visually dominating and out of character.
- Trees and screen planting on a shared piece of land have been cut down without consent or warning.
- Appropriate enforcement action should be taken by the Council requiring reduction, removal or modification of the unauthorised work to uphold the planning regulations, protect the rights of affected residents and ensure community confidence remains in the planning system and its statutory duty to protect us all.
- Dormer is prominently visible from the road, whereas we were advised in relation to our own proposals that this should not be the case (No.34). The dormer is unnecessarily high making it seem even larger.
- The rear extension appears to finish well above eaves height which makes it very imposing affecting our privacy (No.34).
- The external grey cladding [since implemented] will make the whole building a modern monstrous grey box and not in keeping with the existing older style of bungalows.
- Planning permission for similar large developments have been denied in the past and if these works at No.32 are now passed it will set a precedent for the road.
- Attitude of the owners has been blasé and aggressive when others have tried to engage with them.

Officer response as follows: -

- *Enforcement of the Party Wall Act is not carried out by the Council.*
- *There are no TPO trees on the site and works to unprotected trees/planting on shared land is not a planning matter.*
- *Damage caused to property during construction works is a private/civil matter between the parties involved;*
- *The breach of planning control in respect of the hip-to-gable roof extension, rear dormer and rooflight is being investigated under AWEN/0043/25.*
- *It is not the Council's normal practice to impose conditions on hours of construction work for householder development. However the Council's Environmental Health team can investigate nuisance complaints.*
- *There is no reason to believe the works do not adhere to building regulations – dealt with by approved inspectors.*

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 rear extension is subsidiary in scale and the proposed matching materials will complement those of the host dwelling.

The side of the extension can be seen in public views from the street through the gap between Nos 32 and 34. However, it does not dominate the appearance of the bungalow or otherwise detract from the street scene.

Residential Amenity

The most affected properties are those on either side, nos. 30 and 34 from where it is prominently visible.

The overall 3m depth of the extension complies with the Council's SPG on single-storey rear extensions to semi-detached and terraced dwellings.

It does not extend as deep into the rear garden as the existing rear extension at No.30, although that has a different roof design consisting of a shallow lean-to sloping down to a lower eaves height at the rear (south). Receipt of natural light to the extension of No.30 from the skylight in the roof is not impacted by the single-storey rear extension. [It is noted the dormer is visible through the skylight.] The extension at No.30 has a solid wall with no windows on the east side.

At 3.25m high the flat roof of the extension at No.32 sits above the eaves of the original bungalow. However, this is not an unusual feature of this type of extension. Floor levels within the extension line-through with the existing main rear room. There will be a step down onto the proposed deck. The bi-fold doors in the rear elevation primarily overlook the rear garden of No.32. Although the tops of the doors are visible from the garden of No.30, above the standard-height fencing on the common boundary, the effect of overlooking would not be intrusive in the context this suburban location where some degree of mutual overlooking is inevitable. The proposed deck is relatively shallow and would not extend beyond the rear wall of the neighbour's extension at No.30.

The width of the driveway separates the east side of the extension from the common boundary with No.34 to the east. The height and depth of the

extension has some impact on the receipt of light to and outlook from the nearest windows in the side/rear of No.34. However, these serve a kitchen, a non-habitable room and the effect is not so severe as to warrant refusal. There are no windows in the east side of the extension, and this can be controlled by condition.

[An application for a single-storey rear extension to No.34 AWDM/0410/25 is pending consideration and therefore has limited material weight.]

Properties to the rear (south) in Muirfield Road are not affected.

The impact of the extension on the amenities of neighbouring properties is not unacceptably harmful and there is no justifiable reason to withhold consent.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Matching materials
3. No openings to east side elevation of extension
4. No consent for roof extns, rear dormer etc.

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? Y

Case Officer: Jo Morin Date: 16.06.2025

Authorised by: Louise Prew Date: 16/06/2025