

Development Management – Delegated Officer Report

Application Number: AWDM/1529/25 **Recommendation:** – APPROVE

Site: 79 Goldsmith Road Worthing West Sussex BN14 8ES

Proposal: Single storey side and rear wraparound extension

Date of Site Visit: 11/02/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application site is located on the south western side of Goldsmith Road. It contains an end-of terrace two storey dwelling. The terrace is set back from the street. To the side of the site there are outbuildings that are located on the boundary of the property. There is a chimney which has been removed from the side of the property.

The site is not located within a conservation area nor is it a listed building. There are no TPO's on the site.

Proposal

The application relates to the introduction of a side extension that will wrap around the rear of the site. The height of the extension is proposed to be at 3.5m with an eaves height of 2.8m. The width at the front would be 3.7m. Materials will be brick with a tile roof and uPVC windows.

Relevant Planning History:

AWDM/0301/19 - Disabled access ramp and platform to front (east) elevation.

STATUS: Application Permitted 11th April 2019.

Consultations

WSP

The applicant is applying for a single storey side and rear wraparound extension. The application is to Worthing Borough Council.

Following a review of the submitted information, we have no objection on surface water grounds.

Due to the size, site location and type of development, we would recommend the approval of the application with the following informative:

Informative 1: The applicant should consider the use of SuDS (such as rain gardens or water butts), where possible, within their drainage strategy to provide runoff betterment.

Neighbour Representations

None

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 proposed extension due to the side of the site will be visible from within the public realm. The side extension is single storey which is considered to result in a subservient addition to the host dwelling. The shape of the site allows for there to be a large portion of the frontage that would remain undeveloped. The roof would be flat with false pitched roof, similar in style to the extension permitted to the house at the other end of the terrace. Separation will be maintained from the existing outbuildings which ensures the frontage won't appear overdeveloped. Materials will be brick with tiles to match the existing building.

Residential Amenity

Due to the location of the proposed development there is not considered to be any overshadowing of the property to the south of the site. The side extension is separated from the neighbouring properties to the south by the existing outbuilding which is considered to mitigate any issues of overbearing and overshadowing.

The adjoining property in the terrace would be most impacted by the proposal, however, to the rear of that property there is a conservatory which would have the same depth as the proposed rear extension. The extension is set off the shared boundary by more than 3 metres so it is not considered there would be any adverse overshadowing or overbearing impact.

As such the proposal is considered to be acceptable and in accordance with the Worthing Local Plan.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. 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.

WSP informative

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

Case Officer: Finlay Gardner Date: 16/02/2026

Authorised by: Louise Prew Date: 16/02/2026