

Development Management – Delegated Officer Report

Application Number: AWDM/0823/26

Recommendation: – REFUSE

Site: 61 Offington Avenue Worthing West Sussex BN14 9PJ

Proposal: Part two storey, part single storey side extension above garage with front pitched roof extension, and installation of photovoltaic panels on the rear roofslope.

Date of Site Visit: 03/09/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application site lies on the corner of Offington Drive and Offington Avenue. The property is a semi-detached property which is one of a set of 6 properties all in matching pairs on the southern side of the road. Other examples of the pairs are located further to the east on both sides of the street.

The property has been extended to the west of the site to include a single storey flat roofed garage. There is parking to the front of the site as well as on the street.

The property is not located within a conservation area, nor is the property listed. There is a TPO on the site located in the northeastern corner.

Proposal

The proposal relates to the introduction of an extension above the existing garage at first floor. The ground floor is also to be extended to the side so that the extension is 600mm wider than the existing single storey garage. To the front there is the introduction of a front gable with a window facing the street, this gable is larger than the other two on the site. The roof is to be extended at the same height as the host property. The hipped end to the roof is proposed to be retained but being extended by approximately 6.5m. Solar panels are to be introduced on the rear elevation. To the rear of the site there are proposed to be two further windows introduced on the first-floor aspect of the development.

Relevant Planning History:

03/00350/FULL - Alterations to form enclosed lean-to to the rear elevation

STATUS: Conditional Consent 9th May 2003.

AWDM/1279/15 - Single storey infill rear extension to south-west elevation.

STATUS: Application Permitted 25th September 2015.

Consultations

Southern Water:

Following the weekly list sent on 10th July 2026, Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue and

no Southern Water assets will be affected. Therefore, Southern Water has no objections to this proposal.

Please note, surface water should not be disposed of into a public foul sewer and must comply with the Hierarchy of H3 of the Building Regulations. For more details, refer to the Drainage and Waste Disposal: Approved Document H on the GOV.UK website.

Any new connections to the public sewerage system will require a New Sewer Connection application (also known as a Section 106) to be submitted and approved by Southern Water.

Due to legislative changes effective from 1st October 2011 regarding the ownership of sewers, it is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any works commence on site. If this happens, please call our Customer Service Desk on 0330 303 0119

Neighbour Representations

None

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5

National Planning Policy Framework (MHCLG 2026)

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

Policy DM5 of the Worthing Local Plan requires all new development to (amongst other things) be of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area; enhance the local environment by way of its appearance and character with particular attention being paid to the architectural form, height, materials, density, scale, orientation, landscaping, impact on street scene and the layout of the development; and make a positive contribution to the sense of place, local character and distinctiveness of an area.

The Council's Supplementary Planning Guidance 'Extending or Altering your Home' indicates the size and shape of any extension should normally be designed to ensure the original house remains the larger and more dominant feature. Therefore, the extension should not be higher than, or in front of, the main house. With semi-detached properties, it is preferable to set back side extensions from the front wall of the original house. This also has the advantage of stopping any awkward bonding of new and old brickwork on the front elevation. The SPG states that side extensions should be designed to relate well to the existing house.

The character of this section of Offington Avenue is prominently semi-detached pairs. There are also a number of detached properties within the vicinity some of which have undergone alterations in different forms from single storey to two storey extensions. There is scope for an alteration to this building provided it is of an appropriate scale and design.

The existing property is modest and in keeping with the scale and form of other pairs of properties on the southern side of Offington Avenue. The application proposes to extend the ground floor extension by 600mm and then erect a first floor extension above the side garage extension. The roof would be extended by approximately 6.5m with a large front facing gable and a larger window on the front elevation. The extension would align at first floor level with the front elevation of the existing building.

The roof line being continued and the gable to the frontage increase the scale of the property. The original house appears to be about 5.7 metres wide. The proposed extension would be about 6.3 metres wide. The extension is therefore larger than the existing building and as such it cannot be argued that the original house remains the larger and more dominant feature as set out in the SPG.

The unsuitability of the extension is exacerbated by its proposed design. The gable to the frontage has a significant increase in size compared to the original house. It not considered to be proportional with the existing gables on the host property. Similarly, the extension not being set back at first floor from the principal elevation as explained within the guidance is not followed resulting in an extension that dominates the host property. The window is wider than the one adjacent and the proportionality of the gable compared to the window further contribute to a dominant extension which fails to relate well to the existing house.

The result is that the proposed extension would be an overly large and unsympathetic addition to the existing property on this semi-detached property which fails to ensure that the existing building remains the larger and more dominant feature.

In terms of the impact on the wider streetscene, this proposal which proposes more than double the size of the existing dwelling would severely unbalance this semi-detached pair. The application site is located on a corner plot and is therefore highly visible in views from both Offington Ave to the front and Offington Drive to the side and rear. The proposal which would be visible in views from around the property would have a significant adverse visual impact on the street scenes it sits within.

As such the proposal would be out of scale and proportion with the existing dwelling, and pair of properties and of poor design and appearance impacting on the character of the existing dwelling and wider streetscenes. The proposal would therefore conflict with policy DM5 and the Extending or Altering your Home SPG.

Residential Amenity

Due to the location of the site there the property most likely to be impacted by the proposal would be the adjoining neighbour although this is not likely to be significantly impacted by the proposal due to the separation created by the host property.

To the rear of the site, the property is located forward of the building line of the properties on Offington Drive, however there is no set line due to the curvature of the road. There is significant separation from the neighbouring properties and the north, south and west. The adjoining property is not considered to be impacted due to the existing relationship and separation created through the presence of the host property.

There would not be any unacceptable overlooking achieved from the proposed development, with the existing window arrangement and the rear windows being located further away from the neighbours. Any other views that would be achieved from the development would be already available from within the public realm.

As such it is considered that the proposed development would be in accordance with the relevant local plan policies in terms of neighbouring amenity and national guidance.

Recommendation:

REFUSE for the reason:-

1. The proposed side extension by reason of the size, bulk and detailed design, would constitute a visually discordant addition, out of keeping with the scale, design and appearance of the existing dwelling and surrounding development and would have a detrimental impact to the street scene. The proposal is therefore contrary to policy DM5 of the Worthing Local Plan 2023, Supplementary Planning Guidance "Extending or Altering Your Home" and the relevant policies of the National Planning Policy Framework.

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal.

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

Case Officer: Finlay Gardner Date: 09/09/2026

Authorised by: Louise Prew Date: 09/09/2026