

Development Management – Delegated Officer Report

Application Number: AWDM/0020/26 **Recommendation:** – APPROVE

Site: 7 Allington Road Worthing West Sussex BN14 8QD

Proposal: First floor rear extension

Date of Site Visit: 10/02/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application is located on the eastern side of Allington Road. The property is a semi detached property with hipped roof and a catslide roof to the rear. The neighbouring properties have undergone the same alterations on both sides

Proposal

The application relates to the introduction of a first floor extension to the rear catslide roof. The extension replaces the catslide with a flat roofed first floor extension to the rear measuring approximately 3m by 3.5m.

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)
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 above SPG states that the style and shape of an extension should be consistent with that of the host dwelling. For example, if the main house has a pitched roof, the roof of the extension should have the same style and pitch. The eaves level of a 2-storey extension should preferably line through from the house and must never be higher than the existing house.

In this case, the proposed flat roof replacing the catslide would not match the style and shape of the existing roof and would project above the existing eaves. However, it is noted Nos 15, 11, 9 and 5 in this road have all had flat-roofed, first-floor rear extensions similar to that proposed here. The proposed addition is relatively modest in size and is sited at the rear of the dwelling where it would not be prominently visible in the street scene. Despite the conflict with the above SPG it is considered there is reasonable justification for supporting the proposed development, which would not appear inconsistent or out of keeping with other existing development in the road as would result in unacceptable harm.

The external would be finished in render to match which will help it to assimilate with the remainder of the dwelling.

Residential Amenity

The proposal is minor in scale and located away from the boundaries of the neighbouring properties. The neighbour to the south is not considered to be impacted by the proposed extension, with the separation and the window in the rear elevation viewing over the applicant's rear garden.

The neighbour to the north (No. 7) is also not considered to be significantly impacted by the proposal having already undergone similar works to their own property. The existing relationship is not worsened by the proposal with the shared driveway providing separation from the neighbour. The rear elevation would not extend past that of the neighbour's extension, and any additional overbearing or overshadowing impacts would be limited in nature.

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.

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

Case Officer: Finlay Gardner Date: 25/02/2026

Authorised by: Jo Morin Date: 26.02.2026