

Development Management – Delegated Officer Report

Application Number: AWDM/1534/25 **Recommendation:** – APPROVE

Site: 37 Parkfield Road Worthing West Sussex BN13 1EP

Proposal: Proposed single storey rear/side extension.

Date of Site Visit: 14/01/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site is located to the south side of Parkfield Road within a residential area of Worthing. The property comprises a two storey, detached house with a cat slide roof to the west side that incorporates the single storey projecting gabled garage (converted to use as a home office). There is a second flat roof garage to the side of this however this structure is not shown on the existing or proposed plans and would be removed. There are various single storey additions to the side and rear including a conservatory. The property is set back from the road behind a brick wall, front garden and driveway providing parking for several vehicles. There is a large garden to the rear.

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 single storey side and rear extension. The existing extensions and conservatory at ground floor would be demolished.

The proposed extension would measure 3.1m deep to the rear x 9.22m wide, wrapping around the side of the house for a depth of 5.24m x 2.1m wide. The extension would have a monopitch roof of approximately 2.4m high to eaves and 3.4m high to the ridge.

The extension would serve a kitchen with a door and window to the west side and windows and doors to the rear, with rooflights above. The extension would be finished in matching bricks with roof tiles in a matching colour to the existing building but suitable for the low roof pitch.

The application has been amended to remove the roof extensions originally proposed as these were considered to be out of character with the property and excessively large.

Relevant Planning History:

AWDM/2127/20 - Proposed single storey side/rear extension.

STATUS: Application Permitted 26th February 2021.

Consultations

WSP - *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 attached:*

Informative 1: We have identified a surface water flood risk adjacent to the site; therefore, appropriate flood resistance and resilience measures should be considered within the development.

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 is characterised by large detached and semi-detached houses of various design and form finished in traditional materials of brick, render and tiles. The application property is clearly visible in the street scene and has a distinctive catslide roof to the side.

A similar extension was approved under application AWDM/2127/20. This did not include a replacement of the conservatory and has not been constructed.

The proposed extension would be set in from the side and to the rear of the converted garage but would be visible from the road due to its depth and the large gap to the west side of the house resulting from removal of the second garage. Although visible, views of the extension would be limited due to the set back position at over 19m from the road and the low shallow pitch roof form. The proposal would not appear dominant or intrusive in the street scene and or out of keeping in the locality.

The extension would be subsidiary in scale and form to the existing building and would be finished in materials to match reflecting the character of the property.

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

Residential Amenity

The most affected properties are those to the sides at No.35 and 39 Parkfield Road.

No.35 is located to the east side of the application property and separated by a high fence to the boundary. The existing conservatory (to be demolished) adjoins the boundary with No.35 whereas the proposed extension would be set in about 1.15m from this boundary improving the relationship between the properties. The additional depth of the extension in comparison to the conservatory is about 0.2m with a similar roof height at eaves but higher roof at ridge level. The proposed extension would only project a minimal amount beyond the rear elevation of No.35 and would not appear overbearing or oppressive or result in any overshadowing of the neighbours property. No openings are proposed to this side and no overlooking or loss of privacy would occur.

No.39 is located to the west side of the application property and is separated by a lower wall to the boundary. The neighbour's garage is adjacent to this boundary and there are no ground floor windows to the side of this property. The proposed extension would be set in approximately 2.8m from the boundary and extend 3.1m further to the rear than the neighbours house. The extension would not extend beyond a line projected at 45 degrees from the midpoint of the neighbours nearest openings to a habitable room and there would be no adverse impact on light to their property. The extension is single storey in height and positioned away from the boundary and would not appear overbearing or oppressive to the neighbours. The proposed window to the west side of the extension would be at ground floor level and would replace the existing side facing ground floor kitchen window. Whilst the proposed window would be closer to the boundary than the existing, a 2.8m gap to the boundary would be retained. Given that the proposed window would continue to serve a kitchen and that the proposed kitchen is dual aspect with the primary outlook to the south the proposal would not represent a significant change to the existing situation in terms of overlooking or loss of privacy for the occupiers of No.39.

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

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No add. openings to side elevations of extension

Informative

1. 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.
2. We have identified a surface water flood risk adjacent to the site; therefore, appropriate flood resistance and resilience measures should be considered within the development.

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

Case Officer: Amanda Haslett Date: 26/02/26

Authorised by: Jo Morin Date: 26.02.2026