Expiry Date - 22/07/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0652/25 Recommendation – APPROVE

Site: 26 Bolsover Road Worthing West Sussex BN13 1NT

Proposal: Single storey rear extension

Date of site visit: 09.07.2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a mid-C20, semi-detached brick-built house located on the north side of Bolsover Road within an established residential suburb of the town.

A driveway on the west side leads to an attached garage which extends rearwards into the garden. A conservatory has been added to the rear elevation.

The attached house (No.1) occupies a corner plot at the junction of Bolsover Road with Melrose Avenue. It has been enlarged on the east side by a 2-storey extension. A large garage/outbuilding with vehicle access from Melrose Avenue is sited directly to the rear of the dwelling, linked to the rear elevation by a narrow covered passageway.

To the west, No.28 comprises a semi-detached chalet bungalow with a drive and attached garage similar to that at No.26, but handed.

The property is not listed or within a conservation area. There are no TPO trees on the site.

Proposal

Permission is sought to remove the conservatory and replace it with a single-storey rear extension. As initially submitted the extension was 5m deep x 5.9m wide with a flat roof 2.9m high. Bi-fold doors in the north elevation would open into the rear garden. The side elevations are shown finished in brickwork to match with the rear (north) elevation slightly recessed and finished in vertical boarding around the bi-fold doors. Following negotiation the layout of the extension has been stepped with the depth of the eastern part (2m wide) reduced to 4m.

Relevant Planning History: None.

Consultations: None undertaken.

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 proposed single-storey extension will be subsidiary in scale and appearance to the host dwelling, maintaining a good sized garden to the rear.

It is sited wholly so the rear of the existing dwelling and will not be visible in public views from the street.

Residential Amenity

The most affected property is No.1 to the east. The semi-detached pair of dwellings are not symmetrical with the rear elevation of No.1 stepped further south of the rear elevation of No.26 by approximately 1.3m. A GF window in the rear (north) elevation of No.1 sits in a recess between the rear of the garage/outbuilding and the common site boundary. The existing conservatory at No.26 heightens the sense of enclosure and has some impact on the receipt of daylight/sunlight to this window.

As initially submitted it was considered that the increased height, depth and solid wall construction of the proposed extension compared to the conservatory would accentuate the existing 'tunnelling' effect, unacceptably dominating the outlook from the affected window, as well as resulting in increased loss of daylight/sunlight.

As amended, the eastern part of the extension would be the same overall depth as the existing conservatory. Nevertheless it will have an additional impact on the receipt of light to, and outlook from the affected window owing to its taller roof where it adjoins the common boundary and solid brick construction. A further reduction in depth would be preferred in accordance with Council's SPG. The Agent has explained that the siting of a sewer pipe in the garden prevents any further reduction in depth. Whilst not ideal, the revised layout represents a compromise which, on balance, is considered

acceptable and would not seriously worsen the residential amenities of the attached neighbour.

The rear elevation of No.28 is relatively remote from the proposed extension and is not affected.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials as stipulated
4. No openings to east side elevation

Informative

Pro-active Amendment

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

Case Officer: Jo Morin Date: 17.07.2025

Authorised by: Peter Barnett Date: 17 July 2025