

Development Management – Delegated Officer Report

Application Number: AWDM/0518/26 **Recommendation:** – APPROVE

Site: 14 Adversane Road Worthing West Sussex BN14 7QH

Proposal: Proposed single storey side and rear extensions

Date of Site Visit: 15/06/2026

Neighbours Checked: Y

Additional Neighbours Notified:

Site and Surroundings

The application site is located on the southern side of Adversane Road within an area characterised by detached and semi-detached two storey properties. The application site contains a detached dwelling.

To the front of the properties there are front gardens, a number of which have been converted to parking (including the application site). To the side of the property there is the existing detached garage which extends into the rear garden of the host property.

The site is not located within a conservation area nor is the property Listed. There are also no TPO's on the site.

Proposal

The application relates to the introduction of a side and rear extension. The rear extension is proposed to wrap around the host property, part of this will be in the place of the existing garage to the rear of the site that needs to be demolished. The extension is proposed to have a flat roof with a false pitch to the front elevation, a garage, store and utility room is to be located within the side aspect. To the rear there is proposed to be a 4.5m deep extension creating a large lounge, kitchen diner.

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

Due to the location to the side of the site there will be some impact on the visual amenity of the site. There are a number of properties within the locality that have altered their garage relationship with the host dwellings. The neighbour to the east has extended their garage part way down the parking to the side. With the depth of the proposed extension being 10.275m in depth the extension will be larger than the neighbours and come closer to the front boundary. However, due to the set back from both the site frontage and the principal elevation the extension is not considered to dominate the street scene or be obtrusive, resulting in a harmonious extension to the side. The extension is further harmonised with the street scene through the retention of the garage features facing the street.

The rest of the proposal is located to the rear of the site and as such will not impact the visual amenity of the street scene. Therefore, it is considered that the proposal would be in accordance with Policy DM5 of the Worthing Local Plan.

Residential Amenity

Due to the scale of the proposed development careful consideration needs to be given to the impacts on the neighbouring properties to the east and west.

The property to the west would be impacted by the rear extension aspect of the proposal only. With the depth at 4.5m it is not considered that there would be any overshadowing or overbearing impact, this is due to the neighbour to the west having their own rear extension. With the introduction of the high level window on the western elevation there is the potential for some inter looking, however, with the other window that is being blocked up having the same relationship with this neighbouring property there is not considered to be any over or inter looking raised that would be demonstrable to the application.

The proposal will have a greater impact on the neighbour to the east due to the size of the side extension (as referenced above). With the existing arrangement the garage is set deep within the site and on the boundary with this neighbour. This mitigates some of the depth of the proposed development, this is because the proposal does not extend past that of the existing garage. Further mitigation for the proposed works arises from the neighbouring property having their own rear and side extension. The omission of windows within the eastern elevation ensures that there is no overlooking to this side.

As such it is considered that the proposed development would not have a significantly detrimental impact on the residential amenity space of the surrounding properties and is therefore in accordance with Policy DM5 of 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.

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

Case Officer: Finlay Gardner Date: 18/06/2026

Authorised by: Louise Prew Date: 18/06/2026