

Development Management – Delegated Officer Report

Application Number: AWDM/1265/25

Recommendation: – Refuse

Site: 121 Shandon Road Worthing West Sussex BN14 9EA

Proposal: First floor side extension; loft conversion with hip to gable roof extensions, rear dormer and front roof lights

Date of Site Visit: 2.12.2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site relates to a detached two storey dwelling located on the west side of Shandon Road on the corner at its junction with Upper Brighton Road, fronting onto both streets but with its main entrance onto Shandon Road to the east. It has a particularly shallow garden area at the rear on its west side and with its main private garden to the south side and another area screened by hedges on its north side, adjacent to the driveway. It has a garage attached to its north side and vehicular access onto Shandon Road.

There are two flats to the immediate west of the site, designed as part of a group with the appearance of pairs of semi-detached hipped roofed houses set back from Upper Brighton Road and fronting onto Third Avenue, at the rear of the site. To the south of the site is a terrace of six dwellings with the nearest dwelling sited relatively closely to the southern boundary with the site and has a hipped roof. There is another detached hipped roofed dwelling on the opposite corner of Shandon Road to the east and a further terrace beyond this to its south side.

Proposal

Permission is sought for the construction of hip to gable roof extensions to the north and south roofslopes and a dormer extension to the rear (west) roofsope which would measure approximately 12.6 metres in width. A first floor side extension is also proposed to the north elevation which extend over the existing garage, where a hipped roof would be formed connecting to the new northern gable. The extension would measure approximately 3.1 metres in width and 7.8 metres in depth and would have a hipped roof up to 7.8 metre in height. Four rooflight windows would be inserted into the front (east) roofslope. Tile hanging is proposed to the walls of the extension and roof extensions and with plain tiles to the extended roofslopes.

Relevant Planning History:

93/05664/OUT - LAND SOUTH OF 121 SHANDON ROAD WORTHING WEST SUSSEX
OUTLINE APPLICATION FOR THE ERECTION OF ONE
TWO STOREY DWELLING HOUSE AND GARAGE

STATUS: Application Refused 1st December 1993.

Consultations

None relevant.

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

Chapter 12 of the NPPF sets out the policies to achieve well-designed places. In paragraph 131, it advises that 'The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.'

The NPPF emphasises securing high quality design that (amongst other things): is visually attractive as a result of good architecture, layout and appropriate and effective landscaping; is sympathetic to local character and history; maintains a strong sense of place using the arrangement of streets, building types and materials to create attractive, welcoming and distinctive places to live; and, with a high standard of amenity for existing and future users (paragraph 135), and that permission should be refused for development that is not well designed, especially where it fails to reflect local design policies or government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes (paragraph 139).

Policy DM5 of the Worthing Local Plan requires that:

All new development (including extensions, residential annexes, alterations, ancillary development, change of use and intensification) should:

- i) be of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area. This will include consideration of proportion, form, design, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping;

- ii) 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, tree canopy, impact on street scene and layout of the development;
- iii) make a positive contribution to the sense of place, local character and distinctiveness of an area;
- iv) respect, preserve and where appropriate enhance, heritage assets and settings;
- v) be well built, accessible, fit for purpose, and adaptable to changing lifestyle, demography and climate;
- vi) include a layout and design which: take account of potential users of the site; create safe conditions for access, egress and active travel (walking and cycling) between all locations; provide good links to integrated public transport; and have acceptable parking arrangements (in terms of amount and layout);
- vii) make a positive contribution to creating a safe and secure environment by integrating measures for security and designing out opportunities for crime;
- viii) not have an unacceptable impact on the occupiers of adjacent properties, particularly of residential dwellings, including unacceptable loss of privacy, daylight/sunlight, outlook, an unacceptable increase in noise giving rise in significant adverse impacts, or vehicular movements resulting in severe cumulative impacts on the road network, or loss of important open space of public value (unless it satisfies any of the exceptions set out under Policy DM7 – Open Space, Recreation and Leisure);
- ix) respect the existing natural features of the site, including landform, trees and biodiversity and contribute positively to biodiversity net gain. Where appropriate, this will include the protection and integration of existing trees and green infrastructure into new developments;
- x) ensure that lighting incorporated into developments provides the minimum for public safety, is energy efficient and avoids light pollution.

The Council's SPG 'Extending or Altering Your Home' provides general advice and sets out a number of design principles. It states that:

When designing an extension and deciding on an appropriate siting, the two most important things to ensure are; that the design of your extension achieves an appropriate relationship with the design of the existing house and; that it also takes into account any impact on the street scene.

It goes on to say that: The size and shape of any extension should normally be designed to ensure the original house remains the larger and more dominant feature.

In relation to roof extensions and dormers it states that:

Roof extensions and dormers are often highly visible and alien features which greatly alter the appearance of a dwelling. Therefore, there is a normal presumption against dormer windows that are visible from the street. However, exceptions to this can be made if the dormer is located at the rear of the property to make it less visible, or if several other dwellings on the street already have dormer windows, which are not substantially out of character.

Dormers should never be allowed to dominate the roof by being overly large or higher than the existing roof ridge. Where possible they should be designed to follow the vertical lines of existing windows. Always, avoid wrapping dormers around more than one face of the roof, or cutting into the line of the hip.

Hipped roof or gable ended dormers are often preferable to those with flat roofs, because they reduce the overall "bulk" of the extension. This also avoids the horizontal emphasis that is produced by large flat roofed dormers. In some cases a roof light may form a more suitable alternative to a dormer. Whilst the windows themselves should match those of the existing building, the roofs and sides of new dormers should be covered in materials which match or compliment the main roof.

The site is in a prominent location, positioned at the corner of a highly visible junction in the street where views of the building are possible from each side and in the surrounding streetscene. Its position forward of dwellings at No.106 and 108 Upper Brighton Road to the west heightens visibility. The existing dwelling is relatively large within its plot but has a well-balanced composition and its hipped roof form is in keeping with other dwellings in the street and contributes to a more spacious character.

The gabled form of the proposed extensions would add to the dominance of the building with the continuation of the ridgeline and gable walls which would themselves appear out of character, with an awkward detailing on the south side where it would meet the existing tiled roof overhang and appear to extend forward (east) of the corners of the building to the full depth of the existing roof overhang which would appear particularly bulky on the south east corner where it would be most visible, and on its north side where it would meet the proposed hipped roof first floor extension and have a jarring appearance given the combination of roof forms proposed.

The proposed first floor extension would exacerbate the dominant appearance, as a continuation of the main front and rear walls of the building with no set back and in bringing the first floor forward towards Upper Brighton Road, stepping further forward of neighbouring buildings where neighbouring dwellings are otherwise set well back behind a garden frontage. Whilst it is acknowledged that the proposed extension would follow the footprint of the existing garage, this existing structure is single storey and more subservient in its appearance and has more limited impact on the overall form of the building and wider streetscene. Furthermore, the window proportions and detailing would not be in keeping with existing windows.

The resultant building would appear excessively wide and large within its plot, protruding forward in its alignment towards Upper Brighton Road which would be out of character, and would be overbearing in relation to the neighbouring dwellings to the south and west sides. This would be further exacerbated by the proposed dormer extension which would itself appear excessively wide, overbearing and dominant. Dormer windows are not widely seen in the locality and in this case its bulky and top-heavy appearance, horizontal emphasis, and poor composition including fenestration, would be unsympathetic to the character of the building and would be widely seen from views in Upper Brighton Road and Third Avenue. The number, size and positioning of proposed rooflights would also not appear well-designed in relation to the composition of the existing building and would have a cluttered appearance.

It is considered that the scale, form, proportions and design of the proposals would relate poorly to the existing building, adding excessive bulk and width to the existing building which would be overbearing, and with a lack of cohesion in the design and composition. The proposed development would represent a visually discordant form of development which would be harmful to the visual amenities of the site and surrounding area.

Residential Amenity

The main impact as a result of the proposals would be to the occupiers of the neighbouring flats to the west at No's 106 and 108 Upper Brighton Road, and those to the south at No. 119 Shandon Road. Dwellings on the opposite side of Shandon Road to the east and in Upper Brighton Road to the north would be sufficiently separated to avoid any significant impact arising from the bulk of the extensions, and the impact of new windows to the front elevation including rooflights would be similar to that of existing windows.

To the south side, No.119 is sited closely to the boundary with No.121 and has three windows to its north elevation that face towards the site. There is a garage at ground floor level on this side. The garden area to the application dwelling provides separation between the two dwellings with a distance of approximately 15 metres. Although the proposed gable wall would be built up on the south side of No.121, given the separation with No.119 and that the main bulk of the other proposed extensions would be to the west and north sides of No.121, and with no south facing windows proposed, it is considered that there would be no significant impact to the occupiers of No.119 as a result of the proposals.

At the rear (west) of the site, there is a separation distance of approximately 6.3 metres between the rear (west) wall of the application dwelling and the east wall of the neighbouring flats where there is a 1.5 storey side projection which contains the main entrance to No. 108 at this side. There are windows in the main side wall set back from this at ground and first floor level which is approximately 8.7 metres from the rear of No.121. There is also a lean-to conservatory on this side. Other windows serving the two neighbouring flats are to the front (north) and rear (south) elevations. The front garden area to No.106 and 108 is enclosed by high fencing and appears to be used as a private amenity space for the first floor flat. There is also an enclosed rear garden area on the south side of the building.

Given the close proximity of the existing dwelling at No.121 to its western boundary and the particularly close relationship with the neighbouring flats and enclosed garden area to the immediate west, the proposed first floor extension and roof extensions would be particularly overbearing to neighbouring occupiers on this side having regard to the positioning and extent of the rear dormer extension which would dominate and contain large bedroom windows directly overlooking the neighbouring property, and from the overall size of the extensions which would significantly increase the sense of enclosure to this side. Whilst there are a number of existing first floor windows in the west elevation at present, the number of proposed windows would exacerbate the unneighbourly impact. Whilst those existing windows at the southern end of the building serve the bathroom and ensuite, the proposal would introduce a wide clear

glazed bedroom window at this alignment which would increase overlooking to this area and directly towards the neighbouring clear glazed window at first floor level. This would contribute further to the unneighbourly and overbearing impact of the development.

It is considered that, having regard to the scale, positioning and design of the proposed extensions and proximity and relationship with the neighbouring flats, the proposed development would have an overbearing and unneighbourly impact to neighbouring occupiers causing an increased sense of enclosure and overlooking as a result of the proposed development.

Recommendation:

REFUSE for the reasons:-

1. The proposed development would, by reason of its scale, form, and design, represent a dominant, unsympathetic and overbearing form of development, detrimental to the visual amenities of the site and harmful to the character of the area. As such the proposed development would be contrary to policy DM5 of the Worthing Local Plan, the SPG 'Extending or Altering Your Home' and the relevant paragraphs of the National Planning Policy Framework.
2. Having regard to the scale and positioning of the proposed extensions, the proposed development would be overbearing and unneighbourly, detrimental to the amenities of the neighbouring occupiers, notably to the occupiers of dwellings to the west. As such the proposed development would be contrary to policy DM5 of the Worthing Local Plan and the relevant paragraphs 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 discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible. The Local Planning Authority has a pre-application advice service in respect of any future application for a revised development.

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

Case Officer: Rebekah Hincke Date: 22.06.2026

Authorised by: Louise Prew Date: 22/06/2026