

Development Management – Delegated Officer Report

Application Number: AWDM/0771/26

Recommendation: – APPROVE

Site: 37 Downside Avenue Worthing West Sussex BN14 0EU

Proposal: Proposed single storey rear extension to replace existing conservatory

Date of Site Visit: 13/08/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application site lies on the southern side of Downside Avenue a residential area located within Findon Valley. Due to the location of the site, there is a steep topography. Downside Avenue has a large number of bungalows, some of which have been converted to chalet style properties through roof conversions and rear dormers. The application site forms part of a pair of semi-detached bungalows with the site having a small rear dormer and a gable roof. The neighbour to the west, the other of the pair, has a hip to gable loft conversion and large box rear dormer running the full width.

To the rear of the site there is an existing conservatory which is proposed to be demolished. The adjoining neighbour to the west also has a rear conservatory although this is smaller. The site is not located within a conservation area and the building is not listed.

Proposal

The proposal relates to the demolition of the existing conservatory and the replacement with a single storey rear extension. The footprint is not proposed to increase but the materials and height will change into a more substantial extension rather than the existing conservatory. Within the rear elevation French doors are proposed, directly outside these doors it is proposed to introduce some steps down into the rear garden where the current decking is to be removed.

Relevant Planning History:

01/01120/FULL - Dormer roof extension to rear elevation

STATUS: Conditional Consent 12th December 2001.

97/05268/FULL - REPLACEMENT SUN LOUNGE TO REAR OF PROPERTY

STATUS: Conditional Consent 7th October 1997.

AWDM/0188/24 - Proposed detached annexe for family member

STATUS: Application Permitted 23rd May 2024.

AWDM/0768/24 - Approval of Details Reserved by Condition 5 (Surface Water Drainage) and 6 (Sustainable Drainage) of application AWDM/0188/24.

STATUS: Application Permitted 11th October 2024.

Consultations

Southern Water

No formal consultation: Following the weekly list sent on 29th June 2026, Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue and no Southern Water assets will be affected. Therefore, Southern Water has no objections to this proposal. Please note, surface water should not be disposed of into a public foul sewer and must comply with the Hierarchy of H3 of the Building Regulations. For more details, refer to the Drainage and Waste Disposal: Approved Document H on the GOV.UK website. Any new connections to the public sewerage system will require a New Sewer Connection application (also known as a Section 106) to be submitted and approved by Southern Water. Due to legislative changes effective from 1st October 2011 regarding the ownership of sewers, it is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any works commence on site. If this happens, please call our Customer Service Desk on 0330 303 0119 35

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 of the proposed works to the rear of the site there is not considered to be a significant impact on the visual amenity of the street. However, with the driveway to the side of the site there will be some glimpse views available from within the street scene.

The eaves of the extension are above that of the host property. However, with the existing conservatory being present on the site there is already a principle of the development to the rear. The height increase from the conservatory to the extension proposed is minimal at 0.5m and therefore it is not considered demonstrable to the application.

In addition to this the properties along Downside Avenue have undergone a number of different alterations including that of extensions to the rear of the site. As such it is not considered that the proposal would result in an unacceptable impact on the visual amenity of the site therefore, the proposal is in accordance with Policy DM5 of the Worthing Local Plan.

Residential Amenity

Due to the location of the proposal there will be impact on the neighbours to the east and west. The property to the west is the other of the semi-detached property. No. 39 to the west has their own conservatory whilst it is not to the depth it does mitigate some of the impact from the proposed development. With the existing relationship hosting a conservatory to the same footprint the increase in height will be the only differing factor when compared to the existing relationship. This is due to the existing elevation having brick walling on the western elevation so the relationship here will not change. The height increase is minor in nature and as such it is not considered that there would be an unacceptable level of overbearing or overshadowing achieved.

The neighbour to the east (No. 35) is the property that is set below the site due to the topography. With the drop in floor levels the impact has the potential to be greater on this side. There is greater separation from the impacts on the neighbour to this side. There is 2m retained to the boundary with further separation from the neighbouring property with the driveways for the two. The neighbour's outbuilding will obscure some of the potential impact from the extension on the neighbouring amenity space. The separation allows for the mitigation of the increase in height on the rear of the neighbouring property.

Whilst the proposed development is located higher than the neighbour to the east, there is not considered to be any additional overlooking achieved from the development and the provision of the window within this elevation. This is due to the existing arrangement with the conservatory on site. This is not considered to cause any greater overlooking than is already available.

As such it is not considered that there would be any unacceptable impact on the neighbouring properties. Therefore, the proposal is 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: 14/08/2026

Authorised by: Louise Prew Date: 17/08/2026