Expiry Date - 28/11/2025

Development Management – Delegated Officer Report

Application Number: AWDM/1256/25 **Recommendation – APPROVE**

Site: **27 Thackeray Road Worthing West Sussex BN14 8DX**

Proposal: **Single storey rear extension**

Date of site visit: 19/09/2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings
The site is located to the south western side of Thackeray Road, within a residential area of Worthing. The property comprises of a two storey terraced house with brick elevations.

The property is not within a conservation area and is not a listed building, there are no TPO's on site.

Proposal

Planning permission is sought for a single storey rear extension to the southwest of the site. The proposed extension is to measure 4m in depth, 4.3m in width and a flat roof height of 3m. It is shown as being set off the NW boundary by between 1.4m and 2.1m, and from the SE boundary by 1m.

The rear elevation is to have a large single pane window facing the garden. To the northwestern elevation there are proposed to be a window and a door close to the house, proposed to be obscure glazed. Within the roof there is a single roof lantern which is to be 2.4m by 1.2m in size.

The existing window in the utility room will be reduced in size to accommodate the extension. The proposed extension would be finished in materials to match the existing.

Relevant Planning History:

AWDM/0894/25 – Application for a Lawful Development Certificate for Proposed rooms in roof consisting of rear dormer. Permitted 06/10/2025.

Consultations:
None

Representations:
None received

Relevant Planning Policies
National Planning Policy Framework (2024)
National; Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)
Worthing Local Plan (2023) 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)

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 there are not considered to be views available from within the public realm. The proposed materials to match that of the existing property ensure cohesion throughout the site.

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

Residential Amenity
The most affected properties are the neighbours to the sides at No.25 and No.29.

Due to the location of the proposed development there will be an impact on both of the neighbouring properties. In terms of overlooking the impact to No. 29 will be lessened due to the omission of windows within this elevation. To ensure this remains, a condition has been added to ensure no windows are provided in the elevation facing the shared boundary. Towards the other neighbour on the other side there is proposed to be a window and a door both to be obscure glazed. This is considered to result in an impact which would be acceptable on the neighbouring properties. With the existing boundary screening there would not be views available into their amenity space that would be detrimental. The window to the rear would provide views over the applicants own rear garden with sufficient separation from the properties to the rear ensuring that there is no unacceptable overlooking.

The separation of the proposal from the boundaries and the modest height ensures that there is not a significant level of overbearing on the neighbouring properties. The retention of 2.6m where the boundary slopes past the rear elevation of the neighbouring property to the north is considered to allow sufficient space between the proposal and the neighbours garden to allow light and for there not to be a significantly detrimental overshadowing impact.

To the south there is existing mature shrubbery to a height which provides a large level of screening from the applicants rear garden, this is on the neighbours side which allows for the extension to largely be blocked from view. If the boundary treatment was to change with the 1m retained there would not be a significant level of overbearing on the neighbouring property when

compared with the existing situation. This is assisted by the length of the rear gardens providing a sufficient amount of amenity space to be retained where there would be no impact from the development.

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

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. No windows in south western elevation
4. Windows in NW elev to be obscured

Informative

1. Approved without discussion

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

Case Officer: Finlay Gardner Date: 27/11/2025

Authorised by: Peter Barnett Date: 27 November 2025