

Development Management – Delegated Officer Report

Application Number: AWDM/0281/26

Recommendation: – APPROVE

Site: The Beach House 118 Marine Crescent Worthing West Sussex

Proposal: roof lights (east and west sides) and glazed wall to South elevation.

Date of Site Visit: 12/03/2026.

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site, 118 Marine Crescent, is situated within an established residential area in Worthing. The surrounding area largely consists of detached two-storey dwellings. The application site is no different, with it being a two-storey detached dwelling with a pitched roof. To the rear, the property benefits from a private garden enclosed by fencing. The driveway runs down the left-hand side of the property, with a garage being located at its end towards the rear of the property. A single-storey rear extension is also situated at the back of the property.

The property is not a listed building and is not located within a conservation area. There are no Tree Preservation Orders affecting the site.

Proposal

Planning permission is sought for the insertion of roof lights on the east and west roof slopes, and a glazed wall on the front (south) elevation

Three rooflights are proposed on the side (west) elevation, with the bottom one being fixed shut, and one rooflight proposed on the side (east) elevation in connection with the conversion of the existing loft space.

The proposed glazed wall to the south gable is to create a floor-to-ceiling window within the new loft accommodation.

The submitted drawings show a window opening inserted in the north side gable which is to be undertaken as permitted development. Solar panels on the east and west slopes are also to be installed as permitted development.

Relevant Planning History:

No relevant planning history.

Consultations

None undertaken.

Neighbour 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

Firstly, the proposed loft conversion, including the insertion of rooflights, constitutes a minor alteration to the host property. Externally, the four rooflights will be discreet and not easily visible from the street scene. The proposed Velux rooflights are appropriate in scale and positioning and will not give rise to any adverse visual impact.

Secondly, the glazed wall on the front (south) elevation represents a modest addition, which sits comfortably within the form of the existing pitched roof. Owing to its limited scale and sensitive design, it is considered visually acceptable. The proposed works will not appear out of keeping with the host property or the surrounding area and will not harm the character or appearance of the area.

Residential Amenity

The most affected neighbours are those to the sides at 120/120A Marine Crescent and 116 Marine Crescent.

Firstly, the proposed glazed wall on the front (south) elevation will not give rise to any impacts on residential amenity. The window opening inserted in the north side gable is to be undertaken as permitted development and is therefore not included in this assessment.

120/120A Marine Crescent

No. 120/120A Marine Crescent is located to the west of the application site and comprises a two-storey detached building that has been subdivided into two residential units. The properties are separated from the application site by boundary fencing, with the existing garage providing additional separation distance.

There are a number of window openings within the east-facing side elevation of No. 120/120A which face towards the application site. However, these windows are

positioned forward of the proposed rooflights and do not directly align with them. Moreover, the two uppermost rooflights on this elevation are set at a height on the roof that would not allow for direct views towards neighbouring windows or private amenity space.

Furthermore, it is important to consider the relationship between the proposed rooflights and the shared garden area serving No. 120/120A. Following discussions with the agent, it has been agreed that the lowest rooflight on the west-facing roof slope will be fixed shut. This measure ensures that there will be no overlooking or loss of privacy to neighbouring occupiers.

As a result of the above, there would be no overlooking or loss of privacy to neighbours, and there would be no loss of light.

116 Marine Crescent

No. 116 Marine Crescent comprises a detached two-storey dwelling located to the east of the application site, separated by boundary fencing and vegetation. Of the proposed works, only a single rooflight on the east-facing roof slope would directly face towards No. 116. However, this rooflight is set at a height on the roof that would not allow for direct views towards neighbouring windows or private amenity space. As such, there would be no adverse impact on amenity.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit

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:	Tom Westerman	Date: 21/04/2026
Authorised by:	Jo Morin	Date: 21.04.2026