

Development Management – Delegated Officer Report

Application Number: AWDM/0099/26 **Recommendation:** – **APPROVE**

Site: **6 Ely Close Worthing West Sussex BN13 1BH**

Proposal: **Single storey side extension**

Date of Site Visit: 07/04/2026.

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site, 6 Ely Close, is situated within an established residential area in Worthing. The surrounding area consists of two-storey detached dwellings. The application site property comprises a two-storey link-attached dwelling containing a pitched roof. To the rear, the property benefits from a private garden enclosed by a combination of walls and fencing. Various garden outbuildings and a large single-storey extension exist at the rear of the property. A garage is situated on the left-hand side of the property, with a driveway covering the full frontage 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 a single-storey side extension.

It is to contain a lean-to roof consisting of Marley modern roof tiles and a combination of render and facing brickwork to match the existing. Three new rooflights are proposed to match those on the rear elevation.

The proposed extension is to be approximately 3.68m in height, 3.11 in length, and 3.27m in depth and will attach to the existing single-storey rear/side extension.

Relevant Planning History:

AWDM/0217/16 - Single storey side extension (north) linked to existing single storey rear extension (west) with pitched roof; remove existing garage in rear garden and form new attached garage to south elevation; pitch roof over front (east) porch. Cedar cladding to first floor front (east) elevation

STATUS: Application Permitted 7th April 2016.

AWDM/1028/18 - Non-Material Amendment to approved AWDM/0217/16 to change cladding to off white render and left of front door to render; brick corners of porch to be visible; decrease northern porch window in size, sill height to match lounge window

STATUS: Application Permitted 7th August 2018.

AWDM/1682/23 - Single Storey extension to Rear of Garage and 2 Storey extension to North side

STATUS: Application Permitted 7th February 2024.

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

The proposed side extension would be subsidiary in form and scale to the existing building and would be finished in render and facing brickwork to match the existing building. Due to this, the extension relates well to the existing building and will not appear out of place. The lean-to roof is acceptable given the minor scale of the extension

Although the proposed side extension will be visible from the road, its addition will not appear visually out of keeping and will not detract from the character of the area.

Residential Amenity

The proposed side extension is not considered to result in any adverse impact on neighbouring amenity. It would not give rise to overlooking, loss of privacy, or any impact on daylight or sunlight to neighbouring properties. Given the location of the side extension, the proposed side rooflights would not result in any loss of privacy.

Recommendation:

APPROVE subject to condition(s): -

1. Drawing Numbers
2. Standard time limit

3. Matching materials

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