

Development Management – Delegated Officer Report

Application Number: AWDM/0437/26

Recommendation: – APPROVE

Site: 30 Whylands Avenue Worthing West Sussex BN13 3HA

Proposal: Application to vary conditions 1 (approved plans) and 3 (materials) of AWDM/1415/24 to change the vertical tile hanging finish to new gable wall and dormer elevations to white render and windows to grey anthracite. ORIGINAL DESCRIPTION: Single storey side (East) extension, roof extension including changing front roof to gable end, East side facing dormer, rooflight to West.

Date of Site Visit: 08/05/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site is located on a corner plot to the north of Whylands Avenue and to the east of Ivydore Avenue within a residential area of Worthing. The property comprises a semi-detached bungalow with two street frontages to the south and west elevations, with the south containing the only entrance to the property. For this application the plans refer to the south elevation as being the front. The property has brick elevations, white UPVC windows and doors and a hipped roof. The property is set back from the road behind a low wall to the perimeter. There is a vehicle entrance behind two gates to the south elevation and a private fenced off garden area to the east side of the building.

The property is not within a conservation area and is not listed. There is a mature street tree located on the pavement outside the property to the south but there are no TPO designations affecting the site or this tree.

Proposal

Planning permission was granted under application AWDM/1415/24 for a single storey side (East) extension, roof extension including changing front roof to gable end, East side facing dormer and rooflight to West.

Planning permission is sought to vary Conditions 1 (Approved Plans) and 3 (Matching materials) of AWDM/1415/24. The original consent approved the proposal to be finished in matching materials consisting of tile hanging to the front gable and side dormer and white PVCu or grey powder coated aluminium doors/windows. The variation of condition proposes to change the materials for the front gable and side dormer to white silicone render and the windows to grey anthracite and to update the plans accordingly.

The design, form and scale of the proposal remain the same as approved.

The application has been amended to change from white cladding to white render and the description has been updated to reflect this change.

Relevant Planning History:

AWDM/1415/24 - Single storey side (East) extension, roof extension including changing front roof to gable end, East side facing dormer, rooflight to West

STATUS: Application Permitted 13th January 2025.

Consultations

None required

Neighbour Representations

Three objections received from neighbours, prior to the amended proposal for white render instead of white cladding:

- *The suggested plan makes the property outlook (character and appearance) not in keeping with the rest of the properties in the avenue and the main road.*
- *Living opposite to the proposed planning application, we have concerns that the change in materials will not be in keeping with other properties in the area as they are all constructed entirely of brick or rendered walls and tiled roofs. We feel the proposed white cladding would look totally out of place.*
- *I feel the use of traditional tiles would be more in keeping with the rest of the property and neighbouring properties, the anthracite windows with traditional roof tiles would be much more in keeping. This is already an imposing development and it should be toned down as much as possible.*

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:

The principle of development has already been agreed under the previous application AWDM/1415/24. The key considerations for this application are the effects of the change of materials on the visual and residential amenities of the locality.

Visual Amenity

The predominant materials used on buildings in the area are traditional in appearance consisting of bricks, tiles and render. The initial proposal for this application was for a change of materials for the front gable and side dormer to white cladding. This was considered unacceptable as it would have appeared out of character with the locality

resulting in harm to visual amenity. It was noted that there was some white cladding to the houses further south on Ivydore Avenue however this was part of the original design of these houses and very different to the bungalow in question. This was discussed with the applicants and a revised proposal was submitted for a change of materials to white render. The use of render is common in the area and this material would reflect the traditional character of surrounding buildings.

White or grey windows were specified on the plans for the original application and on the current application. Grey windows are not considered to be out of keeping with the wider area and would not detract from the character of the building or the street scene.

There would be no adverse impact as a result of the proposed change of materials for the gable and dormer to white render or the use of grey windows, on the visual amenities of the locality.

Residential Amenity

The proposed change of materials would not adversely affect neighbouring properties.

Conclusion

The proposal to vary condition 1 (approved plans) and 3 (matching materials) of application AWD/1415/24 to permit a change of materials is considered acceptable and would not have an adverse impact on the visual amenities of the locality or the residential amenities of adjacent occupiers.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Materials as specified on drawing number: Proposals - WT/WA/04D
4. Obscure glazing to ensue in east dormer

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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? Y

Case Officer: Amanda Haslett

Date: 03/06/26

Authorised by: Jo Morin

Date: 03.06.2026