Development Management – Delegated Officer Report

Application Number: AWDM/0892/26 **Recommendation: REFUSE**

Site: **35 Shermanbury Road Worthing West Sussex BN14 7HR**

Proposal: **Ground floor front extension and conversion of garage to utility and store; and first floor side extension**

Date of Site Visit: 17/09/2026

Neighbours Checked: **Y**

Additional Neighbours Notified: N

Site and Surroundings

The site is located on the southern side of Shermanbury Road and contains a semi-detached two-storey dwelling. The dwelling has previously been extended with a side and rear ground floor extension.

The southern side of the street is fairly uniform in character with the semi-detached pair one of three pairs of dwellings which have front and rear gables. To the east the properties are semi-detached pairs with front gables and rear hipped roofs. The northern side of the street has a much more varied character.

The southern side of the street is characterised by strong side elevation building lines with spacious clear gaps between the properties. Other properties have also undergone single storey side extensions but there don't appear to be examples of first floor side extensions.

The site is not in a conservation area and does not contain a listed building or structure.

Proposal

The application proposes a first-floor side extension to provide an en-suite. The extension would have a crown roof and would be set in by 30cm from the ground floor extension and back 75cm from the main elevation. It would be finished in materials to match the existing.

At ground floor the garage would be converted to a utility / store and brought forward to be in line with the bay window to the west. The store would retain similar style doors to the front elevation and would have a pitched roof.

Relevant Planning History:

AWDM/0679/17 - Single-storey side and rear extension to south and east elevations to replace existing conservatory.
STATUS: Application Permitted 20th June 2017.

Consultations

Southern Water: Due to legislative changes, certain Southern Water sewers are not comprehensively mapped. There are no public sewers recorded within the site boundary. However, the relevant requirements, conditions and application associated with the build-over/close-to a public sewer are available at Southern Water's Get Connected service: https://developerservices.southernwater.co.uk. 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.

West Sussex County Council

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for the proposed ground floor front extension, first floor side extension and conversion of garage to utility store. The site is located on Shermanbury Road, an unclassified road subject to a speed restriction of 30 mph. No alterations are proposed to the existing vehicular or pedestrian access arrangements. The proposed development appears very small in scale, so the proposals would not be anticipated to give rise to a material intensification of use. The existing garage is to be converted to utility/store room. I note that the garage as existing appears too small to be used for vehicle parking purposes, so the proposals do not represent a loss in existing vehicle parking provision. In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

Neighbour Representations

One objection received from a neighbouring property:

The occupants of no 33 work from home three days a week and may be affected by building noise. Considerate for us to know, the agreed working hours. Please state how builders & scaffolding will access the side. Sometimes there are requests to use the side gate of the adjacent property (33) for trade to access no 35, remove a 33 fence panel to access the rear of the property (35). If the proposals are built the only access to the rear will be via the indoors, for example a window cleaner with long ladders. Whilst occupants and homeowner are not objected to the proposals, the FF side extension may effect privacy and natural light. The proposed bathroom window facing east, is very close. The plan appears to show removal of two brick chimneys. This would be consistent with the neighbouring property (33) and has the advantage of reducing shading to existing WSW facing solar panels. It could also reduce the possibility of regular chimney smoke in the future. The 2017/18 GF extension used heavy concrete tiles on an east facing pitch instead of original rose red clay tiles. Sand from the new tiles washed off and blocked guttering causing water flooding across the

boundary. This is more of a risk with climate change and torrential downpours. Please ensure drainage is to the front or rear and not sloped towards the neighbouring property. Planning wishes to avoid terracing effect, however square footage of land is not used along the boundary and rooms are smaller because of the step back. If the plans are approved there should be no reasonable objection to future ground and first floor extension at no 33.

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2026)
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

Policy DM5 requires all new development including extensions to (amongst other things) be of high architectural design quality and respect and enhance the character of the site and the prevailing character of the area in terms of proportion, form, design, context, massing, siting layout, density, height, size, scale, materials, detailed design and landscaping; enhance the local environment by way of its appearance and character with particular attention being paid to the architectural form, height, materials, density, scale and impact on street scene of the development; make a positive contribution to the sense of place, local character and distinctiveness of an area; and not have an unacceptable impact on the occupiers of adjacent properties including unacceptable loss of privacy, daylight/sunlight, and outlook.

The Council's SPG 'Extending or Altering Your Home' sets out the guiding principles in designing an extension as ensuring a design that achieves an appropriate relationship to the design of the existing house that also takes into account the impact on the street scene. It states that the size and shape of any extension should normally be designed to ensure the original house remains the larger and more dominant feature.

First-floor side extension

The SPD provides the following guidance specifically for side extensions "*If your property is detached or semi-detached, you should avoid designing a two-store side extension up to the property boundary. Several such extensions in one road will dramatically alter the street appearance, from one of well spaced rhythm to a row of terraces properties. This is known as the "terracing effect". To prevent this, a minimum of 1m (3ft 3") should normally be maintained between an extension and the boundary of your property. This will also have the benefit of leaving room for maintenance. Where space will allow, more than 1m should be left at the boundary*."

The first-floor extension is set off the edge of the ground floor side elevation, back from the front elevation and with a lower roof ridge in an attempt to maintain subservience from the main building. However, as noted in the guidance above the erection of first floor side extensions can create a terracing effect. The extension has been set off the boundary by about 50cm which is significantly below the 1m set out in the guidance. As noted in the neighbour's comments, if the neighbouring building were to apply for, and be granted permission for a first-floor side extension, this characteristic gap between the properties would be all but eroded. This would cause harm to the character of the streetscene.

Ground floor extensions

For ground floor extensions the SPG provides the following guidance: *"Front extensions/porches are usually highly visible and can therefore drastically alter the appearance of a house and the character of the street. Remember, the first impression of your house is all important. If the properties on your street conform to a strict building line, any front extension disrupting this line will probably become obtrusive in the street scene. However, if there is a staggered building line, a front extension may be possible. Particular care must be taken if your property is semi-detached, or forms part of a terrace. As terraces have a uniformity of design, with repetition of design details, an unsuitable front extension/porch can spoil the look of the whole role.*

The proposed application brings the store forward of the building line to align with the depth of the bay window. The properties along this street benefit from a strict building line such that the proposal would be considered obtrusive in the streetscene. Particular attention would be drawn to the extension by the dual pitched roof which is taller than the adjacent bay window. The design is not considered to be a subservient addition causing harm to both the existing house and streetscene.

Residential Amenity

The extensions are set on the eastern side of the property adjacent to 33 Shermanbury Road. The front extension would not adversely affect the neighbours to the east due to the separation distance to windows and its minimal depth.

The first-floor extension is of a modest depth and height and the set back of the neighbours own property s such that it wouldn't adversely affect the side facing windows.

Recommendation:

REFUSE for the reason:-

1. The proposed extensions, by reason of their scale, siting and design, would result in incongruous additions to the host dwelling which would adversely affect the character of the existing dwelling and visual amenity of the surrounding streetscene. As such the proposal is considered contrary to policy DM5 of the

Worthing Local Plan, the Council's SPG 'Extending or Altering Your Home' and the relevant paragraphs of the NPPF.

Informative

1. Refused - no discussion

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

Case Officer: Louise Prew Date: 23/09/2026

Authorised by: Jo Morin Date:23.09.2026