

Development Management – Delegated Officer Report

Application Number: AWDM/1487/25 **Recommendation:** – APPROVE

Site: 23 Crowborough Drive Worthing West Sussex BN12 4UQ

Proposal: Proposed single storey rear extension.

Date of Site Visit: 02/12/2025.

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site, 23 Crowborough Drive, is situated within an established residential area in Worthing, West Sussex. The property comprises a link-attached bungalow with a pitched roof. To the rear, the property benefits from a private garden enclosed by a combination of close-boarded fencing and mature planting, giving a verdant character to the site. A driveway runs down the left-hand side of the property, with a garage building being located at its end. The garage building is link-attached to the neighbouring dwelling's garage and provides greater separation between the dwellings and their rear gardens.

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 rear extension.

The proposed extension would extend from the rear (south) elevation of the dwelling to a total depth of approximately 4.01m x 5.56m wide with a pitched roof approximately 3.85m in height. Given the depth of the existing garage, the proposed extension will only extend approximately 2.2m further into the garden than the existing garage.

The extension will allow for a larger kitchen area. The walls are proposed to be of white smooth render with a red clay tiled roof to match the existing property. It will contain a uPVC window and uPVC three-panelled patio doors. Four rooflights are proposed on the roof of the extension.

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

The proposed extension would be subsidiary in form and scale to the existing building and would be finished in white smooth render with a red clay tiled roof to match the existing building. Due to this, the extension relates well to the existing building and will not appear out of place. The pitched roof and glazing are acceptable given the minor scale of the extension.

The proposed extension is to the rear of the building and only glimpsed views of it will be visible from the road. The addition of the extension will not appear visually out of keeping and will not detract from the character of the area.

Residential Amenity

The most affected neighbours are those to the sides at 21 Crowborough Drive and 25 Crowborough Drive.

21 Crowborough Drive

21 Crowborough Drive is located to the east of the application site and consists of a link-attached bungalow with a pitched roof. It is the adjacent property, with its garage connected to the application site property's garage. As well as the garages to the rear, the properties are separated by fencing and greenery.

There are several window openings on the rear (south) elevation of 21 Crowborough Drive. However, the receipt of light to these openings is already affected by the existing garage to the rear of the property. The extension will have some additional impact on the receipt of light to and outlook from these windows but due to its single-storey scale and separation distance the impact will not be severe.

No openings on the proposed extension will directly face 21 Crowborough Drive.

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

25 Crowborough Drive

25 Crowborough Drive comprises the link-attached bungalow to the west, separated by fencing and vegetation. The proposed extension is single storey and approximately 4.7m from the common boundary with this property. No openings from the proposed extension directly face 25 Crowborough Drive. As such, there would be no adverse impact on amenity.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to side elevations of extension

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: 14/01/2026

Authorised by: Jo Morin Date: 15.01.2026