Expiry Date - 26/08/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0851/25 **Recommendation – APPROVE**

Site: **35 Stone Lane Worthing West Sussex BN13 2BA**

Proposal: **Proposed single storey side and rear extension in place of existing rear extension. Rooms in roof with hip to side gable roof extensions, rear dormer, front roof lights and chimneys removed. Alterations to existing fenestration, including the garage.**

Date of site visit: 20.08.2028

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to an older style detached house on the west side of Stone Lane. It has a tall pitched roof with half-hipped side gables and 2no chimneys on the south side. The elevations are finished in painted rough-cast render. The dwelling is set back a relatively short distance from the edge of the highway behind a flint wall that also extends north and south in front of the neighbouring properties. An opening on the north side of the frontage serves a driveway leading to a detached garage building set back into the rear garden on the north side. There is a lightweight carport structure in front of the garage between the north side of the house and the site boundary. The dwelling has been extended at the rear by a flat-roofed extension. The latter extends beyond the south side wall of the main dwelling adjoining the southern site boundary.

Stone Lane is made up of broad range of different dwelling types and style sitting side by side. The flint wall fronting Stone Lane is a unifying feature amongst the diversity of scale, massing, built forms, detailed design and materials of the individual dwellings.

To the north, No.37 comprises a gable-fronted chalet dwelling recently enlarged by north and south side dormers and a large single-storey rear extension.

To the south, No.33 comprises a 2-storey detached house. It has been enlarged at the rear by a single-storey flat-roofed extension and an open-framed pergola structure attached to the rear of the extension.

The property is not listed or locally listed or within a conservation area. There are no TPO trees on the site.

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Proposal

Permission is sought: -

- To demolish and replace the existing rear extension. The proposed extension would extend rearwards into the garden to the same depth as existing (3.9m) and also extend up to the south side boundary (as existing), but would wrap around the southwest corner of the dwelling by a further 3.5m having an overall depth along the boundary of 7.8m. The extension would have a parapet roof having a maximum height of 3.2m. The side element would be set back from the front of the house by 3.8m.
- Rooms in the roof involving the formation of hip-to-gable roof extensions to the north and south side, a rear dormer (6.25m wide x 3m tall x 3m deep) with 3no rooflights on the front roof slope.
- External alterations including replacement windows and insertion of a French door opening into the south side of the garage (facing into the rear garden).

A proposed ASHP located on the north side of the dwelling which was initially included as part of the application submission has since been omitted. Amended drawings are annotated to state that it is to be carried out under the provisions of 'permitted development'.

Relevant Planning History: None relevant

Consultations:

WSP: The Council's drainage consultant has raised no objection.

EHO: The EHO requested that the MCS020 assessment (March 2025) be carried out for the proposed ASHP. The Applicant was unable to provide the requested information and the ASHP has been omitted from the application.

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 roof of the existing dwelling is relatively large in scale and the ridge already taller than the roof ridges of the dwellings on either side of it. The dwelling has a greater prominence in the street as a result. The enlarged 'bulk' of the roof created by the proposed hip-to-side gables will further enhance this visual prominence but not to the extent that the dwelling would appear unduly dominant or intrusive in this context. There is a variety of pitched roof forms in the immediate vicinity and the proposed full side gables would not appear out of keeping.

The proposed rear dormer is large but not out of proportion with the scale of the roof. It is set below the ridge and in from the edges by a minimum 0.5m on either side. Angled views of the dormer will be possible from the street, but having regard to the presence of other larger dormers visible on nearby dwellings, it will not appear as an overly discordant or unsympathetic feature.

Whilst the footprint of the proposed side/rear extension is not dissimilar to that existing, the side element will appear more visually prominent in public view owing to its taller height and forward siting on the dwelling compared to the existing side component. Nevertheless its single-storey scale and form will appear as subsidiary to the host dwelling and it will not unacceptably detract from the appearance of the house or dominate the street scene.

The proposed fenestration alterations are minor in character and can be undertaken as permitted development.

Residential Amenity

The most affected properties are those on either side and to the rear.

No.33
There is a narrow passageway between the common side boundary and the flank wall of No.33. The proposed side/rear extension would extend to roughly the same depth rearward (west) as the existing single-storey rear extension at No.33. There are no windows in the north side of the latter. The proposed new side element would sit alongside the flank wall of the original dwelling at No.33 which includes a door opening and 2 windows on either side of the door at ground-floor. The door appears secondary in nature and the windows obscure-glazed. The height and depth of the proposed extension directly alongside the common boundary would have some impact on the receipt of light to and outlook from these openings, but the effect would not be unacceptable.

There is a separation distance of approximately 2.5m between the main side wall of No.35 and the north flank of No.33 which includes a decorative leaded first-floor window positioned towards the front. The 'bulk' of the proposed roof gable and rear dormer would have some enclosing effect on the side of No.33 and potentially result in some loss of daylight to the window, but the effect would not be unacceptably harmful.

No.37
There is the width of the driveway between the north flank of No.35 and the common site boundary with No.37, and a similar distance between the boundary and the main side wall of No.37. The ‘bulk’ of the proposed side gable and rear dormer may have some impact on the receipt of light to the dormer windows on the south side of No.37. However planning records show that these both serve en-suite bathrooms and consequently the impact is not considered unacceptable. Small tree and shrub planting alongside the boundary within the curtilage of No.37 provides an element of screening between the properties.

No.2 Salvington Gardens
The property backs onto the rear garden of No.2 Salvington Gardens to the west. The outlook from the proposed rear dormer will primarily be over the applicants’ own rear garden, which is over 25 metres long. The effects on privacy at this distance on the amenities of No.2 will not be severe.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to side elevations of extensions
5. No consent conferred on ASHP

Informative

Pro Active Amendment.

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

Case Officer: Jo Morin Date: 22.08.2025

Authorised by: Peter Barnett Date: 26 August 2025