

## **Development Management – Delegated Officer Report**

**Application Number:** AWDM/1485/25

**Recommendation:** – APPROVE

**Site:** 53 Brittany Road Worthing West Sussex BN14 7DZ

**Proposal:** Single storey rear extension with green roof

**Date of Site Visit:** 17/12/2025.

**Neighbours Checked:** Y

**Additional Neighbours Notified:** N

### **Site and Surroundings**

The site, 53 Brittany Road, is situated within an established residential area in Worthing, West Sussex. The property comprises a two-storey terraced house with a pitched roof. To the rear, the property benefits from a private garden enclosed by close-boarded fencing. A small extension already exists in the rear garden and consists of a store. A driveway is situated at the front of the property, providing off-street parking.

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 with a green roof.

The proposed extension will project from the rear (west) elevation of the dwelling to an overall depth of approximately 3.74m and a width of approximately 5.99m. It will feature a partially pitched roof transitioning to a flat roof, with an overall height of approximately 3.22m at its highest point and approximately 2.55m at its lower side.

The extension will incorporate a green roof with an EPDM waterproofing membrane. The north elevation will be constructed in facing brickwork to closely match the existing dwelling, with vertical “arrowhead” hanging tiles in a red/blue blend used on other elevations. Timber cladding is proposed to the external face of the existing store, as well as to the external window and door reveals. Fenestration will comprise grey aluminium/composite frames. A small parapet is proposed above the vertical wall tiling, finished with a lead coping. A pitched glass rooflight will be located within the roof of the extension.

Rainwater will be collected via a gutter along the eaves and discharged through a concealed downpipe located at the north-western corner of the proposed extension, as shown on the roof plan.

**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, DM16  
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 both form and scale to the existing building. The range of materials proposed, including facing brickwork to the north elevation, seeks to reflect and complement the host property. Whilst some of the materials, including the vertical "arrowhead" hanging tiles in a blue and red blend, do not exactly match those of the existing building, they would not be visually detrimental. As such, the proposed materials are considered acceptable.

The inclusion of a green roof is welcomed and is considered beneficial, as it would help soften the appearance of the extension.

Overall, the relationship between the proposed extension and the existing building is acceptable. The partially pitched roof transitioning to a flat roof further reduces the visual impact of the development.

The extension is located to the rear of the property and would only be visible in glimpsed views from Normandy Road, with no views available from Brittany Road. As a result, the development would have a limited impact on the wider street scene.

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 55 Brittany Road and 51 Brittany Road.

### **55 Brittany Road**

55 Brittany Road is located to the north of the application site and comprises a two-storey terraced dwelling with a pitched roof. The properties are separated by boundary fencing within the rear gardens.

There are several ground-floor openings on the rear (west) elevation of No.55. The kitchen window is the closest opening to the shared boundary, followed by a set of French doors. The 45-degree rule of thumb is met in relation to the French doors but is not fully achieved with respect to the kitchen window. However, as the kitchen window serves a non-habitable room, this is afforded less weight in planning terms. As such, the potential impact on the neighbour's access to natural light is considered minimal. Furthermore, the single-storey nature of the proposed extension further limits any impact on light receipt.

In terms of outlook, mitigation measures have been incorporated to reduce the visual impact of the extension when viewed from No.55. These include a reduced eaves height along this boundary and the provision of a green roof to soften the appearance of the development. These measures are considered satisfactory, and the resulting impact on outlook would not be unduly harmful.

No openings are proposed within the extension that would directly face 55 Brittany Road.

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.

### **51 Brittany Road**

51 Brittany Road comprises the two-storey terraced house to the south, separated by fencing. A small extension containing the application site property's store also provides separation between the properties. Moreover, a flat-roofed single-storey rear extension exists in the garden of No.51.

The proposed extension is single-storey and it only extends into the rear garden approximately 1.31 metres further than the single-storey rear extension at No.51. This existing extension already impacts the receipt of light to openings at No.51. The extension is also set off the shared boundary here. The proposed extension will have an additional impact on receipt of light, but this will not be severe. Moreover, no openings from the proposed extension directly face 51 Brittany Road.

As a result of the above, there would be no adverse impact on amenity.

**Recommendation:**

**APPROVE** subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Materials as stipulated on drawings
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: Louise Prew Date: 14/01/2026