

Development Management – Delegated Officer Report

Application Number: AWDM/0773/26

Recommendation: – APPROVE

Site: 19 Rusper Road South Worthing West Sussex BN13 1LP

Proposal: Application to Vary Condition 1 (Approved Plans) and Remove Condition 4 (no windows or other openings shall be formed above eaves height) of previously approved AWDM/0618/16. Amendments: Alterations to windows and doors on west elevation and roof lights to south and north elevation roof slopes. [AWDM/0618/16: Single storey rear extension with pitched roof over.]

Date of Site Visit: Desk-top using planning records and Google satellite imagery

Neighbours Checked: Y

Additional Neighbours Notified: N

Site, Background and Proposal

The application relates to a detached bungalow within an established residential suburb of the town. It has been enlarged by a rear extension with a dual-pitched, gabled roof. The extension spans the full width of the bungalow and is 3.5m deep. The ridge is perpendicular to, and sits just below, the main roof ridge. A condition of the planning permission granted under AWDM/0618/16 prevents the insertion of windows or other openings above eaves height in the side (north and south) elevations of the extension.

The current S.73 application seeks to allow for roof lights to the north and south side roof slopes of the extension as part of a vaulted ceiling internally by varying condition 1 (amended plans), and removing or varying the above-mentioned condition 4 of AWDM/0618/16.

The Applicant has stated that the preference would be to remove condition 4 but would accept the following wording:

04. Notwithstanding the provisions of the Town and Country Planning (General permitted development) Order as amended (or any order revoking and re-enacting that Order with or without modification), no windows or other openings shall be formed above eaves height in the side elevations (north and south) of the extension hereby permitted, except where located in a vaulted ceiling above head height.

The submitted plans propose 2no roof lights on the north and south side slopes of the extension (4no in total). A section drawing shows the roof lights would be within a vaulted ceiling. The lowest edge of the rooflights would be 3.5m above the floor of the room. [Associated alterations to the west (rear) elevation to insert bi-fold doors do not require consent.]

Relevant Planning History:

AWDM/0618/16 - Single storey rear extension with pitched roof over.

STATUS: Application Permitted 16th June 2016.

Condition 04. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings shall be formed above eaves height in the side elevations (north and south) of the extension hereby permitted.

Reason: To prevent overlooking and to comply with saved policy H18 of the Worthing Local Plan.

Consultations: None undertaken.

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:

The key consideration is the effect of the proposed insertion of roof lights on the north and south roof slopes of the extension on the amenities of nearby residential occupiers.

To the south side, the dwelling plot is adjoined by the shallow rear gardens of bungalows in Greystone Avenue. The rear garden of No.2 is particularly shallow (approximately 7.5m deep) meaning that the proposed roof lights in the south roof slope would be clearly visible from the rear (north) windows of this property, even more so in hours of darkness when lights are on in the room. However, since the proposed roof lights in question would serve a vaulted ceiling they would not give rise to direct overlooking of No.2.

The adjoining bungalow to the north (No.21 Rusper Road South) has side windows facing onto the application site. However, as stated above, since the proposed roof lights in question would serve a vaulted ceiling they would not give rise to direct overlooking of these windows.

If, in the future, first-floor accommodation was formed in the existing roof void/space the wholesale removal of condition 4 would potentially lead to the proposed roof lights directly overlooking neighbouring windows/gardens. However, this scenario can be avoided by adopting the suggested revised wording adopted instead.

Recommendation:

APPROVE variation of conditions:-

1. Drawing Numbers
2. Standard time limit [Doesn't apply – extension completed.]
3. Matching materials [Doesn't apply –extension completed.]
4. Notwithstanding the provisions of the Town and Country Planning (General permitted development) Order as amended (or any order revoking and re-enacting that Order with or without modification), no windows or other openings shall be formed above eaves height in the side elevations (north and south) of the extension hereby permitted, except where located in a vaulted ceiling above head height.

Informative

Pro-Active No Amendment.

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

Case Officer: Jo Morin Date: 04.08.2026

Authorised by: Peter Barnett Date: 4 August 2026