

Development Management – Delegated Officer Report

Application Number: AWDM/1489/25

Recommendation: – APPROVE

Site: 69 Raleigh Crescent Worthing West Sussex BN12 6EE

Proposal: Proposed front porch, single storey rear extension and tile-hanging to first floor elevations

Date of Site Visit: 14.01.2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application relates to a mid-C20, 2-storey detached, brick-built house on the south side of Raleigh Crescent within an established residential suburb of the town.

It has an attached garage on the east side and has been enlarged at the rear by a conservatory.

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

The site is within a high/medium area of surface water flood risk.

Proposal

Permission is sought to remove the existing conservatory and erect a single-storey rear extension in its place. It will be located on the east half of the rear elevation measuring 2.8m deep by 4m wide with a flat roof 2.85m high. The elevations would be finished in brick.

It is proposed to replace the existing flat roof canopy over the front door with a brick-built porch having a tiled, lean-to roof with front gable feature. It will be 2.95m wide and 1m deep with a height of 3.7m where the roof joins the front wall of the house.

As initially submitted, it was proposed to clad the first-floor elevations in horizontal boarding. Following discussion the application has been amended to tile-hang the upper floor.

Various minor alterations to the fenestration are proposed including the insertion of new and enlarged windows in the first-floor side elevations and French doors with Juliet balcony to the first-floor rear elevation.

A FRA (standing advice template) has been submitted.

Relevant Planning History: None.

Consultations: None

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 size and form of the proposed rear extension will be subsidiary in scale and proportions to the main dwelling. The elevations will be finished in brickwork which will help it assimilate with the appearance of the latter. It will not be visible from the street and will have no adverse impacts on visual amenity.

The floor area of the proposed porch is relatively modest. The proposed lean-to roof will harmonise with the style of the host dwelling with the glazed gable adding visual interest to the property.

Concern was raised that the introduction of horizontal cladding to the first-floor elevations would not be in keeping with the traditional character of the dwelling, or the surrounding area where brick predominates. Other typical materials in the vicinity include 'Mock Tudor' part-timbered features and tile-hanging (typically to bay windows). The Applicant was keen to over-clad the existing brickwork where re-pointing work has resulted in a patched appearance in some places. It was considered that tile-hanging to match the colour of the existing brickwork would be more sensitive to local character and distinctiveness and the application has been amended on this basis.

Neighbour Amenity

The most affected neighbours are those on either side.

To the west the site adjoins the small rear gardens of properties in Grenville Road. Nos 14/16 consists of a 2-storey flat building, and No. 18 an attached bungalow.

To the east, the site adjoins No. 67, a semi-detached house with a detached garage set back into the rear garden adjoining the common site boundary.

The rear garden boundaries consist of close-boarded fencing approximately 1.8m high. The footprint of the proposed rear extension is similar to the existing conservatory. No windows are proposed in the side walls. It is well separated from the site boundaries on either side and will have no adverse impact on amenity.

Similarly, the proposed front porch is modest in size and well separated from the boundaries of neighbouring properties.

The new/enlarged first-floor windows in the side walls of the main house will serve a bathroom and stairs/landing. A condition of planning permission can secure these as obscure glazed and fixed shut below 1.7m from the floor of these rooms.

The property benefits from a rear garden over 20m deep. The proposed French doors and Juliet balcony in the first-floor rear elevation would have no adverse amenity impact and could in any event be carried out as permitted development.

Other

The drawings show the floor of the proposed rear extension, a dining room, will be at the same level as existing ground-floor levels. Its footprint is similar in size to the existing conservatory to be replaced. It will have no adverse implications for flood risk. An informative can be added recommending the inclusion of flood resilience measures in accordance with the Ciria Code of Practice (C790F).

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Rear extension and porch matching materials
4. Tile-hanging to match colour of existing brickwork
5. New and enlarged first-floor windows in side elevations to be obscure-glazed and fixed shut below 1.7m from floor of the room

Informative

Pro-Active Amendment
Ciria Code of Practice for Property Flood Resilience (C790F)

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

Case Officer: Jo Morin

Date: 15.01.2026

Authorised by: Peter Barnett

Date: 15 January 2026