Expiry Date - 23/09/2025
Extension of Time -

Development Management – Delegated Officer Report

Application Number: AWDM/0980/25 **Recommendation: – APPROVE**

Site: 23 The Plantation Worthing West Sussex BN13 2AA

Proposal: Rear/side dormer to East elevation

Date of Site Visit: 19/09/2025

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings:

The site is located to the south side of The Plantation in a residential area of Worthing. The property comprises a detached chalet bungalow with first floor accommodation in the roof, gables front and rear and a barn hip extension to the side. The building has white render to the lower elevations and grey cladding to the upper gables with white uPVC windows and doors. The building is set back from the road behind a low wall, slatted fence and paved parking area. There is an integral garage to the side.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

Planning permission is sought for a side dormer to the east side of the rear roof. The proposed dormer would measure approximately 4.8m long x 2.15m high x 2.25m deep and would enlarge the existing master bedroom at the rear of the building. The dormer would be finished in grey composite cladding to match the existing building. No windows are proposed to the dormer.

Relevant Planning History:

03/00407/FULL - Erection of two storey extension at rear and installation of dormers to both east and west facing roofslopes of original part of house.
STATUS: Application Refused 28th May 2003.

03/00772/FULL - Demolition of existing garage and erection of two storey side extension
STATUS: Application Permitted 14th August 2003.

AWDM/0502/19 - Two-storey rear extension with juliet balcony, enlarged dormer to south elevation, conservatory to south elevation, Cedral cladding to front, rear and side gable walls and front dormer.
STATUS: Application Permitted 16th May 2019.

Consultations

None required

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 street scene has a varied character with properties of different design, form, scale and appearance.

The proposed dormer would not be visible from the road or the surrounding area as it would be entirely screened by the existing extension to the side. The dormer would be set up from eaves and down from the ridge, aligning with the height of the existing rear dormer and would be finished in grey cladding to match. The proposal would remain subsidiary in scale and form to the existing building and would not appear overly dominant on the roofslope.

There would be no adverse impact on the visual amenities of the locality as a result of this application.

Residential Amenity

The only affected neighbour is to the east side at No.21 The Plantation. This property is positioned further forwards in its plot resulting in the rear of the application property extending much further to the rear. A previous proposal in 2019 was amended to remove the roof extension that extended out to the rear in line with the east side gable. This, due to its close proximity to the boundary and depth of projection was considered to have an overbearing impact on the neighbour. The current proposal is limited to the side roof of the rear gable which is positioned much further away from the boundary with No.21, at approximately 4.35m. The dormer would be viewed against the existing roof and would be lower than the main ridge. A dormer in this position would not appear overbearing or oppressive or have any adverse impact on light to the neighbour's property. No openings are proposed to the dormer as the room is already served by a balcony to the rear, and no overlooking or loss of privacy would occur.

There would be no detrimental impact on the residential amenities of adjacent occupiers as a result of this application.

Recommendation:

APPROVE subject to the condition:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to east side wall of dormer

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:	Amanda Haslett	Date: 23/09/25
Authorised by:	Jo Morin	Date: 23.09.2025