

Development Management – Delegated Officer Report

Application Number: AWDM/0330/26 **Recommendation:** – APPROVE

Site: 41 Offington Drive Worthing West Sussex BN14 9PW

Proposal: First floor front extension; part single storey, part two-storey rear extensions with first floor balcony; and porch

Date of Site Visit: 23/04/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site is located to the west side of Offington Drive within a residential area of Worthing. The property comprises a detached, two storey house with catslide roof and dormer and a projecting hip to the front and two storey eaves to the rear. The building has render to the elevations and orange/red roof tiles and tile hanging with white UPVC windows and doors. There is an integral garage at the front and to the rear there is a single storey extension and two conservatories. There is a large garden to the rear with several outbuildings. The property is set back from the road behind a low brick wall and paved driveway with parking for several cars.

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 first floor front extension, single storey and two storey rear extensions with first floor balcony and a front porch.

The front extension would replace the existing dormer and continue the existing hipped roof projection to the front across the width of the property matching the first floor eaves height and ridge height of the existing building. The extension would form a flat roof to the top with hipped roofs surrounding and would be finished in tiles and render to match the existing building. The extension would create additional head height for the existing bedrooms at first floor. Two new windows are proposed to the front elevation and an existing window would be altered to match the others to the front. Part of the existing catslide roof would be retained below the roof extension and above the integral garage, adjoining the existing monopitch roof at ground floor.

To the rear, the existing conservatories would be replaced with single storey extensions. The conservatory to the north end of the rear elevation, attached to the existing single storey extension (to be retained) would be replaced with a single storey extension measuring 3.014m deep x 4.669m wide with a pitched roof of approximately 2.4m high to eaves and 4.05m high to the ridge. Part of the rear wall of the existing extension would be demolished to form a single room. The extension would provide

a kitchen/dining room with vaulted ceiling and four roof lights, bi-fold windows to the rear with feature glazing above and French doors to the south side and a further set to the south side of the existing extension.

The conservatory to the south end of the rear elevation would be replaced with a single storey extension measuring 5.403m deep x 3.51m wide with a pitched roof of 2.4m high to eaves and 3.8m high to the ridge. The extension would provide a garden room with vaulted ceiling and six roof lights, bi-fold windows to the rear and French doors to the north side.

The existing single storey rear extension positioned between the two conservatories would be retained but would be extended up at first floor level to form a two storey extension of 2.45m deep x 5.3m wide. The extension would have a pitched roof to match the eaves height of the existing building and a ridge of approximately 7.4m high. The internal floorspace would be extended by 0.95m deep at first floor level with bi-fold doors accessing the proposed balcony of 1.5m deep. The balcony would be enclosed to the sides and roof by the proposed extension and open to the rear elevation with a glazed balustrade to the edge.

The extensions would be finished in render and tiles to match the existing building with standing seam cladding to the two storey rear extension in dark grey.

A porch is proposed to the front, incorporating the existing porch and extending 0.70m deeper with a solid wall and a further 1.25m deep to form an open sided porch supported on timber posts. The porch would be 2.7m wide with a hipped tiled roof of 3.7m high to the ridge.

The application has been amended to alter the roof extension to the front of the building.

Relevant Planning History:

95/05521/FULL - Proposed first floor extension
STATUS: Conditional Consent 1st March 1995.

98/05412/FULL - Erection of two conservatories and one pergola
STATUS: Conditional Consent 28th July 1998.

Consultations

None required

Neighbour Representations

None received

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2024)

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 is eclectic in character with two storey, large, detached houses and semi-detached houses of various style and form. Materials include render, tiles, bricks and mock Tudor detailing. The application property is on a wider plot than its immediate neighbours and is currently a chalet bungalow design to the front with two storey eaves to the rear. Properties are set back from the road in a staggered line to accommodate the curve in the road. Boundary treatments to the front are generally low brick walls with hard surfacing to the frontage to provide parking.

The plans have been updated to alter the front roof extension as the design originally submitted was considered dominant, top heavy and out of character with the existing building and surrounding street scene. Amendments were submitted to alter this aspect of the development and have significantly improved its appearance.

The property is clearly visible in the street scene with unobscured views of the frontage. The existing building has a slightly disjointed appearance with a part catslide roof, small, hipped dormer and a larger hipped gable projection to the front and two storey design to the rear. The proposed front roof extension would result in a more cohesive overall design extending out to the same level as the hipped gable projection but continuing across the width of the property to form a hipped roof. Although this design adds bulk to the roof at the front, the extension would not project beyond the forwardmost part of the existing roof and would match the design of the adjacent property to the north and the two storey design of most other properties in the road. The front extension also takes the opportunity to install matching windows across the frontage, improving its appearance.

The proposed porch to the front would not appear dominant or out of keeping in the street scene.

The proposed single storey rear extensions would only be visible in glimpses down the side of the house and would not project beyond the side walls of the existing building. These additions would not have any adverse impact on the character of the street scene. The extension to the north end at the rear would match the footprint of the existing extension and conservatory in this position and the extension to the south end would be increased in depth by about 0.45m. The extensions would retain the low single storey eaves design but with a higher ridge and pitched roof design. The extensions are subsidiary in form and scale to the existing building and would be finished in materials to match.

The proposed two storey extension is to be centred on the rear elevation and would not be visible from the road. This extension is narrow at 2.45m deep and would match the eaves height of the existing building and have a lower ridge height maintaining a subsidiary appearance. The design of this extension is more modern and the proposed materials of standing seam metal cladding and feature glazing would reflect this more contemporary design. The form and scale of the extension would not compete with the main house and the proposed materials would complement the more traditional materials used elsewhere on the building. It should however be noted that the proposed materials are only acceptable on this rear elevation due to its lack of visibility in the street scene and a condition to prevent metal cladding to be used on the front or side elevations will be applied.

There would be no significant adverse impact on the character of the property or the visual amenities of the locality as a result of this application, as amended.

Residential Amenity

The most affected neighbours are those to the sides at No.39 and 43 Offington Drive and to the rear at No.32 and 34 Shirley Drive.

No.39 is located to the south side of the application site and consists of a two storey, detached house set back approximately 2m behind the front elevation of No.41. The neighbour's property has been extended to the rear and projects back to the same depth as the rear extensions. There is a high fence to the boundary and the single storey extension would be positioned about 1.2m from this boundary. The two storey extension would be over 4.5m from this boundary. There are no windows to the side of the neighbour's house that would be affected by the proposed rear extensions and no openings proposed to the side elevations of the extensions other than rooflights to the vaulted ceiling that are well above eye level. The proposed extensions would not diminish light or appear overbearing or oppressive to the neighbour. There are no windows proposed to the side of the extensions and no overlooking or loss of privacy would occur. The balcony is screened on both sides directing views towards the applicants own garden. The roof extension to the front of the building would extend the wall forwards by approximately 1.8m to the south side of the building, lining through with the existing front projection. This part of the extension is to the north of the neighbour and would not result in overshadowing to the neighbours front window or compromise outlook for this property.

No.43 is a semi-detached house located to the north of the site and positioned approximately 4m further forwards in its plot and has a single storey extension to the rear level with the rear elevation of the main dwelling at No.41. There is a high fence to the boundary and dense planting to the neighbours side which screens views of the existing extension and conservatory. There are no openings to the side of the neighbour's property that would be adversely affected by the proposal. The proposed replacement extension would project to the same depth as the existing extensions in the same position but would be taller at ridge height but maintain the hipped roof to the side. The extension would not project beyond a line projected at 45 degrees from the midpoint of the main opening to the neighbours rear extension. The extension would not appear overbearing or oppressive to these neighbours or result in any significant overshadowing or loss of light. No openings are proposed to the sides of

the extension and no overlooking or loss of privacy would occur. The two storey extension is positioned approximately 6m from the boundary with this neighbour and would be the same eaves height as the existing building with a lower ridge of 7.4m and project a total of 2.45m deep. A two storey extension in this position and of this height and depth would not result in any overshadowing or loss of light to the neighbours property or appear overbearing or oppressive. No openings are proposed to the sides of the extension, and the balcony sides are screened, so no adverse overlooking or loss of privacy would occur. The proposed porch would not have any adverse impact on neighbour amenity.

No.32 and 34 are located to the rear of the site and are over 65m from the proposed rear extension with the rear garden of the application property being around 30m deep. At this distance, there would be no overlooking or loss of privacy to neighbours.

The proposal is not considered to have any significant detrimental impact on the residential amenities of adjacent occupiers.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Materials as specified
4. Cladding to rear two storey extension only, no other part of building
5. No openings to side elevations of extension
6. Balcony to be constructed in full prior to use

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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: 27/05/26

Authorised by: Louise Prew

Date: 28/05/2026