Development Control – Delegated Officer Report

Application Number: AWDM/1184/25 Recommendation: APPROVE

Site: 5 Marlowe Road Worthing West Sussex BN14 8EP

Proposal: Single storey rear extension

Date of site visit: 11/11/2025

Neighbours checked: Y

Additional neighbour notifications: Y, 7 Marlowe Road was consulted after the initial consultation period

Site and Surroundings

The site is located on the western side of Marlowe Road. It contains a two-storey semi-detached dwelling set back behind a front garden and driveway. The dwelling has a garage to the rear.

Proposal
The proposal is to erect a single storey rear extension. The extension would have a single pitched roof and be three metres deep with an overall height of 3.7 metres. The garage would be retained.

Relevant Planning History:
None

Consultations:
None

Representations:
None received

Relevant Planning Policies

Worthing Local Plan 2020-2036 (WBC 2023): Policies:
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)

National Planning Policy Framework (2024)
Planning Practice Guidance
Supplementary Planning Guidance Extending or altering your home

Planning Assessment

Principle of development

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 extension will be set to the rear of the property where it will not be visible in views from the street. The side elements will be obscured by the retained garage. The extension is single storey which ensures it remains subordinate to the original building. The materials will largely match the existing building with proposed smooth white render also proposed. These are considered to complement the existing building.

Residential Amenity

The main impact would be the neighbour to the north, no. 7 Marlowe Road. The extension is within permitted development limits being 3.7m tall, with an eaves height of 2.53m, and 3 metres deep. The extension would not have an undue amenity impact on this property. A condition requiring that no new windows are formed in the extension's northern side wall will be included to ensure there is no change in future overlooking.

The garage separates the property from the residents at no. 3 Marlowe Road. The house is sufficiently set back away from the shared boundary such that the development will have no undue impact on these residents.

Flood risk

The flood map for planning shows the site is at risk from tidal/ fluvial flooding in the future. The applicant has provided the small sites EA form indicating that the floor level of the extension will be at the same height as the main house. This is considered acceptable given the scale of development.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials as specified on the plans
4. No openings to north side elevation 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: Louise Prew Date: 04/12/2025

Authorised by: Peter Barnett Date: 4 December 2025