

Development Management – Delegated Officer Report

Application Number: AWDM/0802/26

Recommendation: – APPROVE

Site: 2 Central Avenue Worthing West Sussex BN14 0DR

Proposal: Proposed additional storey resulting in a two-storey dwelling with single storey front extension and associated works

Date of Site Visit: various

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site relates to a detached bungalow on the south side of Central Avenue a residential road of primarily detached properties of bungalows and two storey houses. The properties are generally of individual design. The road inclines to the east.

The site is set back from the road with a low wall along the frontage. There is a vehicular access with parking in front of the garage on the eastern side of the plot and a small front garden. The property has a front projection with a bay window and hipped roof with the front door set back. The main part of the dwelling sits under a bonnet roof. The garage which is set further back has a flat roof. The property is slightly offset to the frontage facing north east. The property has small triangular shaped garden to the rear. There is a mixture of fencing and shrubs to the boundaries.

To the east is a detached bungalow which has a gable feature to the front facing parallel with Central Avenue.

To the south is a bungalow facing onto Findon Road

To the north is a further corner property, it is a chalet style and faces the corner of Central Avenue and Findon Road.

Proposal

The application which has been amended since originally submitted proposes a complete remodelling of the dwelling including a ground floor extension, a new first floor and pitched roof. The site has been subject to previous permissions for a first floor and front extension, as well as refusals.

The ground and first floor plans would be reconfigured.

Materials to remain as approved.

The key amendments include:

Front/North elevation

Changes to the size and configuration of the fenestration in the front elevation, including an enlarged picture ground floor window, recessed door, flat roof over existing bay, adjusted window at first floor and new roof light window.

The front extension would have a flat roof rather than the originally approved lean-to pitched roof and removal of sprocketed eaves.

West Elevation

Flat roof over the existing bay and a flat roof dormer (previously pitched roof)

South Elevation

Insertion of full length doors and windows at ground floor level

Additional roof light and rooflights to be clear glazed

East Elevation

Two additional rooflight window one of which would be obscure glazed.

New window and door at ground floor. Removal of one window.

Relevant Planning History:

AWDM/0983/24 - Removal of roof and erection of an additional storey at first floor level; single storey front extension

STATUS: Application Refused 25th September 2024.

AWDM/0134/25 - Erection of additional storey with side facing dormer resulting in a two-storey dwelling; single storey front extension

STATUS: Application Permitted 12th March 2025.

AWDM/1251/25 - Application to vary Condition 3 (materials and finishes) of previously approved AWDM/0134/25. Amendment: change the first floor finish to dark grey fibre cement cladding.

ORIGINAL DESCRIPTION: Erection of additional storey with side facing dormer resulting in a two-storey dwelling; single storey front extension

STATUS: Application Permitted 17th December 2025.

AWDM/0102/26 - Proposed additional storey resulting in a two-storey dwelling and single storey front extension with associated works

STATUS: Application Refused 31st March 2026.

Consultations

Southern Water

No Objections

Neighbour Representations

None received

Relevant Planning Policies:

National Planning Policy Framework (2026)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Worthing Local Plan 2023 (2020-2036)
SP1 – Presumption in favour of sustainable development
DM5 - QUALITY OF THE BUILT ENVIRONMENT
DM16 - SUSTAINABLE DESIGN
DM18 Biodiversity

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 of the proposed amendments.

Visual Amenity

The main issue is the effect of the proposal on the street scene and the character and appearance of the host dwelling.

The National Planning Policy Framework policy DP3 (1) indicates that development proposal should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings, paragraph 5 indicates that substantial weight should also be given to outstanding or innovative designs which promote high levels of sustainability, or which help raise the standard of design more generally in an area, so long as they are consistent with the overall form and layout of their surroundings

Policy DM5 of the WLP requires all new development to (amongst other things) be of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area; enhance the local environment by way of its appearance and character with particular attention being paid to the architectural form, height, materials, density, scale, orientation, landscaping, impact on street scene and the layout of the development; and make a positive contribution to the sense of place, local character and distinctiveness of an area.

The Council's Supplementary Planning Guidance 'Extending or Altering your Home' indicates the size and shape of any extension should normally be designed to ensure the original house remains the larger and more dominant feature, its design should be consistent with your existing property's style and shape and that roof extensions and dormers are often highly visible and alien features which greatly alter the appearance of a dwelling.

The character of Central Avenue is a wide tree lined avenue of older style properties both bungalows and two storey houses set back from the road and mature in character. Findon Road also has a range of house types. The bungalow currently sits on a corner but due to its scale, set back and landscaping is not unduly prominent. It sits between two bungalows. The three small scale bungalows address this corner and make a harmonious contribution to the street scene.

The previous approved scheme for first floor extension under AWDM/0134/25 had been accepted and approved following significant negotiations to create a scheme that was more in character with the existing dwelling and street scene in general having limited windows at first floor and a hipped roof which with a small pitched roof dormer to the west elevation. The approved first floor extension although accepted to be of greater prominence to the existing small scale bungalow was not considered to be unduly prominent due to the limited and soft detailing at the proposed first floor.

The current application proposes a more simplified coherent contemporary form of development whilst retaining the built form, ridge and eaves heights previously approved. The scheme includes some enlarged and additional windows and flat roofs to the proposed dormer, front extension and existing bays and whilst this would change subtly the style of the scheme it would still retain its modest form.

There are examples of flat roof dormers and larger opening in the vicinity of the area which has a wide range of dwelling types and sizes and the scheme is considered appropriate for this corner location and would not impact on the street scene.

Residential Amenity

The most affected properties are No 4 Central Avenue and 272 Findon Road.

In terms of the impact on No 4, this property is situated to the east and comprises a bungalow, it is situated approx. 1.2m from the boundary with No 2 and there are secondary windows along the side elevation facing No 2. No 2 currently has a hipped roof which ensures that light is maintained to these westerly facing windows and the bungalow is not obtrusive. The current proposal involves two additional roof light windows in the east elevation facing No 4 as well as an additional door and window. The additional door and window would look towards the applicant's garage and would not cause overlooking at this angle and location. The proposed roof light windows would be on the angled roof and would not directly overlook the flank of No 4. One window is shown at high level a minimum of 1.73m from the floor level. This is above general eyelevel and as such would not cause overlooking. This window would be clear glazed. The second window would be at a lower level to enable escape. This

window is proposed as obscure glazing and can be conditioned as such. The revised proposal would not cause detrimental loss of light or visual impact to this property.

With regards to No 272 Findon Road, due to the limited garden and space to the rear, the proposed extension would be within 2-6m from the boundary of the side of No 272. No 272 is also close up to the boundary. The current scheme involves additional full-length windows at ground floor and an additional window in the roof. The additional ground floor windows will face an approx. 1.8-2m boundary fence and would not cause undue overlooking. At first floor three rooflight windows are now proposed all of which are proposed to be clear glass. The roof light windows are at a higher level at least 1.73m from the ground. The applicants have requested that the windows remain clear glazed and indicate potential overlooking can be mitigated through the use of angled metal fins. They indicate that these block direct views into neighbouring gardens, provide solar shading on the southern elevation balancing privacy with light and outlook which allows daylight to enter the top floor reducing energy demands. They indicate that the height of the windows is a permanent solution to ensure there is no overlooking.

Although previous concern had been raised that the windows could cause perceived overlooking and a condition was placed on a previous approval that the windows be obscure glazed, the applicant's indication that the windows would be at such a height that they would not cause undue overlooking and the use of metal fins would ensure that the proposal would not cause unacceptable overlooking so as to refuse the application.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Materials as indicated on the plans
4. No additional openings
5. Obscure glazed rooflight
6. Rooflight windows to be at a minim height of 1.73m and fitted with metal fins
7. Details of the metal fins to be submitted

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: Jackie Fox

Date: 24.08.26

Authorised by: Peter Barnett

Date: 25 August 2026