

Development Management – Delegated Officer Report

Application Number: AWDM/0929/26

Recommendation: – APPROVE

Site: 46 Coniston Road Worthing West Sussex BN12 6JT

Proposal: Single-storey rear extension. Rooms in roof with rear (North) dormer and two rooflights to the front (south) roofslope

Date of Site Visit: 18/08/2026.

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site, 46 Coniston Road, is situated within an established residential area in Worthing. The surrounding area consists largely of semi-detached bungalows, many of which have been altered through the addition of rooflights and/or rear dormers, providing accommodation within their roof spaces. Many of the properties in the locality have also been extended into their rear gardens. The application site does not currently contain any of these features, although the neighbouring property at No.44 Coniston Road contains rooflights on its front roofslope, a large dormer on its rear roofslope, and a single-storey rear extension. The vast majority of properties contain short driveways to the front providing off-street parking, with private rear gardens generally providing a verdant setting. Palatine Park is located to the north of the application site.

The site is not a listed building and is not located within a conservation area. There are no TPO trees affecting the site.

Proposal

Planning permission is sought for a single-storey rear extension and rooms in the roof with a rear (north) dormer and two rooflights to the front (south) roofslope.

The proposed rear extension will extend to a maximum depth of approximately 4.07m and 6.56m wide. It will feature a flat roof with a height of approximately 2.9m.

The extension will be constructed in render. No side openings are proposed. Large triple doors will be installed on the rear (north) elevation.

The proposed dormer will extend to a maximum depth of approximately 3.47m and 8.48m wide. It will feature a flat roof with a height of approximately 2.52m.

The dormer will be constructed in hung tiles to match the existing building. No side openings are proposed. Various windows will be installed on the rear (north) elevation. Following discussions with the agent, the dormer has now been reduced in size by being set in from the east.

Two rooflights are proposed on the front roofslope.

Relevant Planning History:

No relevant planning history.

Consultations

Southern Water

“Rear/side extension build-over/close-to a sewer

It appears that the developer is intending to build-over/close-to a public foul sewer which is crossing the site. Building over a “public sewer” is not normally permitted by Southern Water. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building-over/close-to the sewer. The length of sewer to be built over under the terms of Part H of the Building Regulations dictates that the matter is determined by the sewerage undertaker, which in this case is Southern Water. The conditions and application associated with the build-over/close-to a public sewer are available at Southern Water's Get Connected service:

<https://developerservices.southernwater.co.uk>.

Condition

In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.

Due to legislative changes effective from 1st October 2011 regarding the ownership of sewers, it is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction work, an investigation of the sewer will be required to ascertain its ownership before any work commences on site. If this happens, please call our Customer Service Desk on 0330 303 0119

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119)

*Website: southernwater.co.uk
or by email at: SouthernWaterPlanning@southernwater.co.uk”*

Neighbour Representations

None received.

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2026)
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 proposed extension would be subsidiary in form and scale to the existing building. Whilst it would be finished in render, which differs from the brick and tiles of the existing building, the proposed extension is to the rear of the property. Beyond the rear of the property are the open fields of Palatine Park. As such, the render proposed on the extension is visually acceptable in this instance. The flat roof is acceptable given the relatively minor scale of the extension.

Concerns were originally raised over the dormer's visibility from the street scene and its dominance on the roofslope. Following discussions with the agent, the dormer has now been reduced in size by being set in from the east. It is also proposed to be constructed in hung tiles to match the existing building. As such, following the amendments, the proposed dormer is now visually acceptable.

The proposed extension and dormer are to the rear of the building and only glimpsed views of them will be visible from the road. There are other examples of rear extensions and dormers in the locality, albeit without planning permission. However, overall, the addition of the extension and dormer will not appear visually out of keeping and will not detract from the character of the area. The rooflights at the front are visually acceptable.

Residential Amenity

The neighbouring properties most affected by the proposed development are those immediately adjacent at 48 Coniston Road (to the west) and 44 Coniston Road (to the east).

48 Coniston Road

48 Coniston Road is located to the west of the application site and consists of a semi-detached bungalow. The properties are separated by fencing and vegetation.

Firstly, there are no side openings proposed that would face No.48 on either the extension or dormer. As such, there would be no direct overlooking or loss of privacy as a result of the proposals. Whilst there is some possibility that the windows on the dormer closest to the boundary of No.48 might provide some oblique views of the

garden of No.48, this would not result in an adverse impact upon the privacy of the occupiers.

Secondly, in relation to loss of light, the agent has provided a drawing confirming that the proposals satisfy the 45-degree daylight test. As such, there are no concerns regarding loss of light to any openings on the rear (north) elevation of No.48.

As a result of the above, there would be no unacceptable overlooking, loss of privacy or loss of light to No.48.

44 Coniston Road

44 Coniston Road is located to the east of the application site and consists of a semi-detached bungalow that has been altered through the addition of rooflights and a rear dormer, providing accommodation within its roof space.

Firstly, No.44 contains an existing rear extension and rear dormer of a similar scale and positioning to the proposals at the application site.

Secondly, there are no side openings proposed on either the extension or dormer. As such, there would be no overlooking or loss of privacy.

Given the similar situation seen at No.44, as well as the existing outbuildings in the gardens of the properties already impacting upon the receipt of light to openings, the addition of the proposals will not result in an unacceptable impact upon the receipt of light to No.44.

Overall, due to the existing extension and dormer at No.44, the existing outbuildings in both gardens already impacting the receipt of light to openings on the rear (north) elevation of No.44, and the lack of proposed side openings, the proposals would not result in unacceptable overlooking, loss of privacy or loss of light to neighbouring occupiers.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Dormer finished in roof tiles to match
4. Rear extension finished in render as stipulated
5. No openings to side elevations of dormer and extension

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.

Southern Water Advice

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

Case Officer: Tom Westerman Date: 15/09/2026

Authorised by: Jo Morin Date: 15.09.2026