

Development Management – Delegated Officer Report

Application Number: AWDM/0316/26

Recommendation: – APPROVE

Site: Flat 2 1 Seamill Park Crescent Worthing West Sussex

Proposal: Demolition of existing side extension and replacement with new side extension to create accessible entrance

Date of Site Visit: 01/05/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site is located at the end of Seamill Park Crescent, the main dwelling has been split into flats and this application relates to No. 2 which is located to the rear western side of the property. To the side of the existing flat there is a small side extension by which the site is accessed.

The site is not within a conservation area nor is the property listed. There are no TPO's within the application boundary.

Proposal

The proposal is to replace the current extension with a larger one in the same location to provide a level entrance that is also wider for disabled access. The roof of the proposal will be a lean-to style that will host a roof light. Within the northern elevation there will also be a window introduced.

Relevant Planning History:

06/0645/OUT - Outline application for the erection of one detached single storey residential unit at rear of existing flats.

STATUS: Application Refused 18th July 2006.

Consultations

None

Neighbour Representations

None

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

Due to the location of the proposal there would not be any views available from within the public realm. This is due to the garage and existing building form screening the proposal. The proposed materials are to match the main property and the scale of the development is subservient to the host.

As such it is considered that the proposal would be harmonious with the existing property and therefore in accordance with Policy DM5 of the Worthing Local Plan.

Residential Amenity

The main properties that would be affected by the proposal are the other residents of 1 Seamill Park Crescent.

The extension replaces an existing more modest extension in the same location. The nearby windows serve the host flat. The additional scale will not adversely affect any other residential units by reason of loss of light or being overbearing.

The introduction of windows within the south and northern elevations is not considered to create any overlooking on the neighbouring properties with the window facing the rear of the site and looking at the front door of a neighbouring flat and replaces the existing door.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials

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: Finlay Gardner Date: 06/05/2026

Authorised by: Louise Prew Date: 06/05/2025