Expiry Date - 25/09/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0994/25 **Recommendation – APPROVE**

Site: **126 Sea Lane Worthing West Sussex BN12 4PU**

Proposal: **Single storey rear extension**

Date of site visit: 9th September 2025.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site, 126 Sea Lane, is situated within an established residential area in Worthing, West Sussex. The property comprises a two-storey detached dwelling with a pitched roof. To the rear, the property benefits from a private garden enclosed by a combination of close-boarded fencing and mature planting. A front driveway leads to a garage, which is situated on the left-hand side of the property.

The property is not a listed building but is located within the Goring Conservation Area. There are no Tree Preservation Orders affecting the site.

Proposal

Planning permission is sought for a single-storey rear extension.

The proposed extension would extend from the left half of the rear (east) elevation of the dwelling to a total depth of approximately 4.22m x 3.08m wide with a roof approximately 3.5m in height.

The extension will contain a window on its rear (east) elevation facing the garden but will not contain any openings on its side (south) elevation. It will be of face brick construction to match the existing property. It will also contain tiles to match the main roof of the building. An existing extension exists on the right-hand side of the rear (east) elevation, and the proposals will replicate this but on the left-hand side of the rear (east) elevation.

Relevant Planning History:

No relevant planning history.

Consultations:

Worthing Society- *"The property is situated within the Goring Conservation Area but is not recorded on the Statutory or Local Lists. The proposal is to add a single-storey rear extension of modest size. The Heritage Team consider this work will not have a negative impact on the setting of the conservation area so therefore we have no objection to this application".*

Representations:

Private Sector Housing*- "I am commenting in support of this application in my role as the lead officer responsible for disabled facility grant funding at Adur & Worthing Councils. The extension proposed is considered by ourselves and West Sussex County Council Occupational Therapy to be the most suitable adaptation to the home to accommodate the health based needs of one of the current residents. The accessible enhancements will enable the home to provide a much better quality of life for those who need to have ground floor accommodation. This will be a benefit to the current residents and equally those who occupy the home in the future. Our grant funding will provide a modest proportion of the funding."*

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.

Impact on Conservation Area

Firstly, as per section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is the statutory duty of councils to pay special attention to the desirability of preserving or enhancing the character or appearance of land within a conservation area.

The Goring Conservation Area Appraisal does not mention the application site, nor is the application site a listed building. However, the Appraisal does refer to Sea Lane, stating *"Sea Lane is a broad, attractive avenue, lined by detached houses. These date predominantly from the 1930s. Those on the west side were built by Hesketh Estates in the modern style and form an interesting group. An avenue of Quercus ilex runs down the centre of the road, marking the eastern limit of the old Goring Hall estate."*

The Worthing Society also provided comments in relation to the impact on the Goring Conservation Area, stating that *"the proposal is to add a single-storey rear extension of modest size. The Heritage Team consider this work will not*

have a negative impact on the setting of the conservation area so therefore we have no objection to this application".

There is no reason to disagree with the above. The extension is to the rear of the property. A high level of screening exists along Sea Lane, with a substantial number of trees and greenery contributing to its verdant character, thus limiting intervisibility between the houses. The rear extension is of a modest size and a minor addition, widening the existing extension at the rear of the property. Glimpsed views may be possible from the road, however, not enough to affect the character and appearance of the conservation area. Moreover, matching materials are proposed, thus respecting the character and appearance of the existing property as well as its setting.

As such, the proposals conserve the character and appearance of the conservation area's significance.

Visual Amenity

The proposed extension would be subsidiary in form and scale to the existing building, would combine with the existing rear extension, and would be finished in face brick to match the existing building. Due to this, the extension relates well to the existing building and will not appear out of place. The flat roof is acceptable given the minor scale of the extension, with it being single storey.

The proposed extension is to the rear of the building and only glimpsed views of it will be visible from the road. The addition of the extension will not appear visually out of keeping and will not detract from the character of the area.

Residential Amenity

The most affected neighbours are those at the side at 124 Sea Lane.

<u>124 Sea Lane</u>

124 Sea Lane is located to the south of the application site and consists of a detached dwelling with a driveway and garage located on its left-hand side. The properties are separated by fencing and vegetation. An existing extension is already located at the rear (right side) of the application site, at a greater distance to 124 Sea Lane than the proposed extension.

A few openings exist on the side (north) elevation of 124 Sea Lane. These are not directly in line with the proposed extension, but are tucked in behind, facing 126 Sea Lane's south elevation. Moreover, the garage at 124 Sea Lane is already partially affecting the receipt of light to these openings. The extension will have some additional impact on the receipt of light and outlook from these windows but due to its single-storey scale and the angle it which it is separated from these openings, the impact will not be severe.

No openings on the proposed extension will directly face 124 Sea Lane.

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

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to side elevations 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: Tom Westerman Date: 17/09/2025

Authorised by: Peter Barnett Date: 17 September 2025