Expiry Date - 10/04/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0177/25 **Recommendation – APPROVE**

Site: **6 Cissbury Gardens Worthing West Sussex BN14 0DX**

Proposal: **Single storey side extension**

Date of site visit: 08/04/2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

This application relates to a detached property on the eastern side of Cissbury Gardens on the south end of the road. There is an existing side extension towards the rear. The property has a rear extension that runs the full width of their house.

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

Proposal

The proposed development relates to a single storey flat roofed to extension with a false pitch to the front of the application site. The proposal will connect with the existing side extension. Within the flat roofed aspect of the side extension three new roof light will be introduced. The side elevations will remain as they are with a single door providing access to the rear of the site.

Relevant Planning History:
None

Consultations:
None

Representations:
None

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (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 proposed development, to the side of the site the development will be visible from within the public realm. Therefore, careful consideration needs to be given to developments of this sort.

The proposal has a flat roof with a front facing false pitch. While this is not considered to be the highest quality design choice there are a number of other extensions and garages in the vicinity with flat roofs. The single storey nature ensures the extension is subservient in form to the existing house. Furthermore, materials proposed within the extension are to match that of the host dwelling which ensures the extension will complement the existing house.

Houses in the vicinity have undergone extensions which are visible in the streetscene. With the number of similar extensions within the locality it is not considered that the extension would result in an impact to the street scene that would be significantly detrimental.

As such it is considered that the proposed works to the site would be acceptable in terms of visual amenity.

Residential Amenity

The neighbouring property to the north will be most affected, this is due to the proposal being to the northern side of the property. The application is proposed to be a similar height to the existing extension but projects forward of the building line of the neighbouring property. However, the extension would be adjacent to a garage and hard standing space and so isn’t considered to affect light to any habitable room windows.

The extension does not increase in depth to the rear so there will be no impact on the neighbouring rear amenity space.

The omission of windows in the side elevations has allowed for the potential for overlooking to be reduced. The only windows on the proposed extension come in the form of three new rooflights. The views from within the extension are similar to those currently available from within the site. To ensure that there are not any new windows added within the side of the extension a condition will be added to remove the PD right for this. There is not considered to be any overlooking of the neighbouring properties achieved from the proposal.

It is not considered that the proposed extension would result in a demonstrable impact on the neighbouring properties.

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Recommendation

APPROVE subject to Conditions:-

1.Drawing Numbers
2.Standard time limit
3.Matching materials
4.No windows in the side of the 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:	Finlay Gardner	Date: 14/04/2025
Authorised by:	Louise Prew	Date: 15/04/2025