

Development Management – Delegated Officer Report

Application Number: AWDM/0464/26 **Recommendation:** – APPROVE

Site: **51 Nutley Crescent Worthing West Sussex BN12 4LA**

Proposal: **Single-storey rear extension**

Date of Site Visit: 22/04/2026.

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site, 51 Nutley Crescent, is situated within an established residential area in Worthing. The site comprises a two-storey semi-detached house which has previously been enlarged by 2-storey side and single-storey rear extensions incorporating annexe accommodation. The pitched roof void of the main dwelling has been converted into a bedroom.

The immediate locality is characterised predominantly by two-storey semi-detached dwellings containing their own private rear gardens and relatively long front driveways, providing off-street parking. The application property also follows this pattern.

The property is not a listed building and is not located within a conservation area, although it lies adjacent to the Goring Conservation Area. There are no Tree Preservation Orders affecting the site.

Proposal

Planning permission is sought for a proposed single-storey rear extension attached to the rear of the existing addition. The proposed extension will facilitate the creation of a larger kitchen serving the annexe within the existing building whilst providing the host dwelling with a new kitchen/dining room.

The proposed rear extension will have an irregular shape, extending a further 2.83m rearwards from the existing rear addition. It will have a maximum width of 6.51m with a chamfered side wall angling inward 45° from the common boundary with the attached house. It will feature a flat roof with a height of approximately 2.92m.

The extension will be constructed in matching face brickwork, and a single ply membrane to a new flat roof.

White uPVC patio doors are proposed on the rear elevation, and two white-uPVC side windows are proposed.

Relevant Planning History:

04/00233/FULL - Erection of two storey and single storey extensions and loft conversion
STATUS: Conditional Consent 7th April 2004.

A condition of the planning permission restricts the use of the annexe accommodation for purposes ancillary to the residential use of the host dwelling, 51 Nutley Crescent.

Consultations

None undertaken.

Neighbour Representations

None received.

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM23, DM24
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. LP policy DM5(b) requires residential annexes to be designed as ancillary to the main dwelling and be capable for satisfactory conversion for use in associated with the main dwelling when it is no longer required by a relative or dependant.

The application is accompanied by a supporting letter which explains the intention of the application is to provide better living accommodation for the Applicant's elderly father by providing the annexe with a decent-sized kitchen with natural light/ventilation and to provide accessible WC and shower facilities to all members of the household.

The provision of a larger kitchen for the annexe will allow for the provision of enhanced facilities within the annexe (washing machine, dishwasher, oven, hob, larder, fridge/freezer etc.) increasing the scope for its relative independence from the host dwelling. However, whether an annexe is ancillary to the host dwelling depends primarily on how it is used and whether a functional dependant relationship persists between the occupier of the annexe and the occupiers of the main house. In this case, the annexe accommodation occupied by the Applicant's father is attached to, and its internal layout will remain integral to, that of the main house, with internal connecting doors and no separate external entrance door. Nevertheless, it would be appropriate to re-impose a planning condition requiring the annexe to remain ancillary to the host dwelling in accordance with the objectives of policy DM5(b).

The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity and Heritage

The site lies close to the Goring Conservation Area to the north and west. The conservation area is designated for its special architectural and historic interest as the surviving historic core of the former village of Goring. Its significance derives from the retention of the historic village layout focused around Goring Street and St Mary's Church, the presence of historic buildings and traditional materials, and its distinct semi-rural village character which survives despite surrounding twentieth-century suburban expansion. The conservation area is characterised by varied historic building forms, narrow plot patterns, mature vegetation, flint walls, and an intimate streetscape which together contribute to a strong sense of local identity and historic continuity.

The dwellings in Nutley Crescent form part of the mid-C20 suburban expansion of Goring-by-Sea. Given the modest scale of the proposal and the separation distance between the site and the nearest part of the conservation area comprising the spacious rear garden of Jefferies House, the proposed development would not affect the setting of the Goring Conservation Area and would not result in harm to its significance.

In terms of visual amenity, the proposed extension would be subsidiary in form and scale to the existing building and would be finished in face brickwork to match the existing building. Despite its irregular form, the design is considered acceptable. The flat roof is acceptable given the minor scale of the extension.

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 neighbouring property most impacted by the proposed development is to the side at 53 Nutley Crescent.

53 Nutley Crescent

53 Nutley Crescent is attached to the east of the application site and consists of a two-storey semi-detached dwelling containing a pitched roof.

The existing rear extension has been designed to comply with the 45° guideline in relation to daylight to the neighbouring rear-facing window. The proposed extension would similarly comply with this guideline through the angled design of the side wall away from the shared boundary.

In addition, the proposed side (east-facing) window would be orientated away from No.53 and positioned behind a high boundary fence. Accordingly, the proposal would not result in overlooking, loss of privacy, or loss of light to the neighbouring property.

As a result of the above, there would be no adverse impact on residential amenity.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. Ancillary annex accommodation

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: 14/05/2026

Authorised by: Jo Morin Date: 20.05.2026