

## **Development Management – Delegated Officer Report**

**Application Number:** AWDM/0285/26      **Recommendation:** – APPROVE

**Site:**              1 Guildford Road Worthing West Sussex BN14 7LL

**Proposal:**      Single storey rear/side extension.

**Date of Site Visit:** 11/03/2026.

**Neighbours Checked:** Y

**Additional Neighbours Notified:** Y

### **Site and Surroundings**

The site, 1 Guildford Road, is situated within an established residential area in Worthing. The surrounding area largely consists of two-storey terraced housing. The application site itself is a two-storey terraced house containing a pitched roof. A rooflight is positioned on the front roof slope and a dormer is situated on the rear roof slope. To the rear the property benefits from a private garden enclosed by a combination of fencing and walls.

The property is not a listed building and is not located within a conservation area. There are no Tree Preservation Orders affecting the site.

### **Proposal**

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

The proposed extension would extend from the rear (north) elevation of the dwelling to a total depth of approximately 1.71m x 4.3m wide with a lean-to roof approximately 2.7m in height. The extension will also extend from the side elevation of the dwelling by approximately 1.01m, creating an L-shape that wraps around the existing property.

The extension will be of render and slate roof tiles construction. Three rooflights are proposed on the side (west) roof slope of the extension. Double bay doors and a window are proposed on the rear (north) elevation. No windows are proposed on the side elevation walls of the extension.

### **Relevant Planning History:**

AWDM/0177/20 - Application for Certificate of Lawfulness for proposed rear dormer and 2no. front rooflights

**STATUS:** Application Permitted 24th April 2020.

### **Consultations**

None undertaken.

## **Neighbour Representations**

3 Guildford Road

Made comments neither objecting to or supporting the Planning Application:

*“Despite several attempts I have not been able to view the plan here. I am concerned about the drains from our house at no. 3. Our sewer pipe goes under the adjoining garden wall and in front of the existing back door of no. 1 to a manhole on the other side of their garden. These drains will be directly in the line of the footings for their extension I believe. This needs to be taken into consideration in the plans.”*

Planning Officer response: The above comments from No.3 were sent to the agent. The agent had the following comments in response: *“Existing drainage routes will be identified prior to construction, and any necessary build over agreement or approvals will be obtained from Southern Water. The development will be carried out in full compliance with Building Regulations.”*

The agent has confirmed that existing drainage routes will be identified and that any required build-over agreements with Southern Water will be secured. Compliance with Building Regulations will be ensured. On this basis, the council is satisfied that the proposal would not give rise to unacceptable drainage impacts.

### **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***

The proposed extension would be subsidiary in form and scale to the existing building and would be finished in render to match the existing building. Due to this, the extension relates well to the existing building and will not appear out of place. The slate tiled lean-to 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 most affected neighbours are those to the sides at 3 Guildford Road and 46 South Street.

### 3 Guildford Road

3 Guildford Road is located to the east of the application site and consists of a two-storey terraced house containing a pitched roof. The properties are separated by a combination of low fencing and walls. There are no window openings on No.3 that directly face the application site. The proposed extension will also not contain any openings on its side elevations and will only extend approximately 1.71m further into the garden than the existing. The side extension element of the proposals will not be visible from No.3. As a result of the above, there would be no overlooking or loss of privacy to neighbours, and there would be no unacceptable loss of light.

### 46/46A South Street

46 South Street is located to the west of the application site and consists of a two-storey subdivided building containing a commercial use on the ground floor and a flat on the first floor. Whilst views of the extension may be possible, including the side extension element which creates the L-shape, given the proposed extension's single storey scale and separation distance of over 9 metres from the building, it will not result in any overlooking or loss of privacy to neighbours, nor would it result in any loss of light.

### **Recommendation:**

**APPROVE** subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Materials
4. No openings to side elevation walls 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: 29/04/2026.

Authorised by: Jo Morin Date: 29.04.2026