

Development Management – Delegated Officer Report

Application Number: AWDM/0579/26 **Recommendation:** – APPROVE

Site: 32 Ophir Road Worthing West Sussex BN11 2SS

Proposal: Single storey side extension

Date of Site Visit: 09/06/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application site is the corner plot on Ophir Road, comprising two flats, one on the ground floor (the application site) and one on the first floor (34) accessed from the northeast corner of the site. Nos. 36 and 38 Ophir Road are located to the north-east on Ophir Road and are prominent due to their orientation and location.

To the rear of the site there are garages for the application site and the neighbouring property, accessed to the south of the site.

The site is not located within a conservation area, nor is the building listed. There are also no TPO's on the site.

Proposal

The application relates to a single storey side extension to the host property. This is to be located on the northern side of the site with the proposal being to the west of the existing entrance for the ground and first floor flats. It is proposed to have a width of 4m with a depth of 4.25m to accommodate a bedroom and w/c. A pitched roof is proposed to this section. Beyond this where the existing entrance to the flat is the existing section of open porch is proposed to be removed and replaced by a 1.5m by 1.25m entrance lobby with flat roof to match the neighbouring access porch.

Within the front elevation there is proposed to be one window and a further window to the side of the site serving the bedroom. One further window is proposed in the rear elevation serving the w/c that is to be obscure glazed.

Relevant Planning History:

None

Consultations

None

Neighbour Representations

None

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5

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 the proposed development will be highly visible from within the public realm as such it requires careful consideration.

The proposed side extension would be subsidiary in form and scale to the existing building and would be finished in facing brickwork to match the existing building. Due to this, the extension relates well to the existing building and will not appear out of place. The design of the proposed extension and the small scale of the proposal allow for the extension to assimilate with the wider street scene. The pitched roof is similar to that of the existing house which allows for the extension to not dominate and to be considered subservient to the wider host property.

Although the proposed side extension will be visible from the road, its addition will not appear visually out of keeping and will not detract from the character of the area.

Residential Amenity

36 and 38 Ophir Road are two flats located to the north-east of the site in a similar building to the application site. These would be the most affected by the proposal. The potential for an impact would be to the ground floor unit. It is assumed that the layout of this unit has a similar layout to the application site noting the west facing window is to a lounge room. This room also has doors to the south side to their amenity space. This window may experience some overshadowing in the evenings due to their location to the east of the development. However, as the extension has been set off the shared boundary to the western side of the property, has a pitched roof which slopes away from the window and the room has light from other windows the development is not considered to have an adverse impact on these residents.

With the location of the windows, it is not considered that there would be any overlooking that would be demonstrable, any views towards neighbouring properties would be available from within the public realm currently. The neighbour to the east would be the one most impacted. The window on the eastern elevation would be obscure glazed and would serve a w/c. Therefore, it is not considered the window locations would result in a loss of privacy to neighbouring properties.

It is not considered that the neighbour on the first floor would be impacted by this development, this is due to the existing relationship and the proposed development not being above single storey. The only potential impact is on the entrance to the flat which is not worsened compared to the existing relationship.

As such is it considered that the proposed development would be acceptable in terms of residential amenity and in accordance with Policy DM5 of the Worthing Local Plan.

Future Flood Risk

As outlined within the FRA submitted it is understood that the finished floor levels will be to match the existing as well as raising electrical sockets to a minimum of 600mm above finished floor level. These flood resilient construction methods are considered sufficient to protect the residents from the effects of flooding.

Biodiversity Net Gain

Due to the scale of the development, it has not triggered the requirements for biodiversity enhancement and is therefore exempt.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. Obscure glazing to w/c window

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: 02/07/2026

Authorised by: Louise Prew Date: 02/07/2026