

Development Management – Delegated Officer Report

Application Number: AWDM/0521/26 **Recommendation:** – APPROVE

Site: **5 Roundwood Worthing West Sussex BN13 3GZ**

Proposal: **Proposed single storey side extension (Part retrospective)**

Date of Site Visit: 05.08.2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site is located on the west side at the north-eastern end of Roundwood, a cul-de-sac development of detached, predominantly chalet-style, houses dating from the early 2000s, within an outer residential suburb of the town. The design of the chalet house is based on a cross-form, gabled roof with pitched roof dormers to the front and rear creating a symmetrical composition. The building has brickwork and render elevations with quoining detail and a tiled roof. The property is set back from the road behind a small open front lawn with a garden to the rear enclosed by tall hedging and fencing. Ground levels slope down to the south

The property is not within a conservation area, is not a listed building and there are no protected trees on the site.

Proposal

Permission is sought for a single storey extension to the south side of the dwelling measuring 2.8m wide by 7.7m deep, set back 0.8m from the front elevation. It would have a dual-pitched, gabled roof to match that of the host dwelling, with the ridge set down 0.4m from the main roof ridge. The extension would be finished in brick with quoining undertaken in a contrasting colour to match the host dwelling, and a tiled roof.

At the time of the officer site visit development works had commenced with the outer walls completed up to eaves level.

Relevant Planning History:

AWDM/0452/25 - Single storey extension to South side of dwelling

STATUS: Application Permitted 25th June 2025.

Consultations

Southern Water:

Surface water disposal must comply with the hierarchy of H3 of the Building Regulations. Any new connections to the public sewerage system will require a New Sewer Connection application (Section 106) to be submitted to and approved by Southern Water.

Neighbour Representations: None received.

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2026)
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 chalet dwelling is located on higher ground level than the adjacent private access road (serving Nos 5, 6 and 7 Roundwood) to the south side and level to the front (east). Consequently, the partially completed walls of the side extension have been built up so that the internal floor level will line-through with the ground floor of the existing dwelling. This is not correctly represented on the submitted elevation drawings. Owing to its larger footprint and taller ridge height compared to the previously approved scheme (AWDM/0452/25), the extension will make a prominent addition to the streetscene, narrowing the angle of view along the access road between the southern flank of the extension and the landscaped margin bordering the enclosed garden of 'The Willows' on the south side of the access road. A large protected horse chestnut tree (TPO No.20 of 2000) growing within the landscaped margin is sited approximately 7m from the nearest front corner of the extension.

An extension with a smaller footprint would have achieved a more sympathetic visual relationship to the host dwelling and resulted in a less assertive impact on the streetscene. That said, the shape of the extension has been designed to complement the host dwelling, maintaining a single-storey eaves height to the front and rear. The shallow set back from the front elevation and slightly lower roof ridge is sufficient to achieve a visually subservient relationship to the host dwelling without detracting from its existing balanced symmetry and attractive proportions.

On balance, the visual impact of the proposed extension is considered satisfactory and the effect on the streetscene not so harmfully intrusive as to warrant refusal.

Residential Amenity

There is a separation distance of some 20m between the front of the proposed extension and Nos 6 and 7 Roundwood fronting the east side of the shared

access/turning area. The most affected property is No.4 sited to the west (rear) of the application property. It is of a similar (but not identical) design to the latter but is orientated to face south with its rear garden to the north. There is a distance of about 12m between the rear wall of the proposed extension and the gable flank wall of No.4. A first-floor window in the latter is modest in size and appears secondary in nature.

The proposed extension is described a single-storey with only 'loft space' in the proposed roof void, accessed from an existing first-floor bedroom. No rooflight windows are proposed as part of the current scheme but could be inserted at a later date to enable the roof void to be used as living space. However, the effect of overlooking the flank wall of No.4 would be no worse than from the existing first-floor windows in the rear elevation of No.5 and would not warrant imposing a restrictive condition.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Matching materials

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: Jo Morin Date: 28.08.2026

Authorised by: Peter Barnett Date: 28 August 2026