

Development Management – Delegated Officer Report

Application Number: AWDM/0852/26 **Recommendation:** – APPROVE

Site: 23 Alinora Crescent Worthing West Sussex BN12 4JB

Proposal: First floor dormer roof extension to north side

Date of Site Visit: 21/07/2026.

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site, 23 Alinora Crescent, is situated within an established residential area in Worthing. The site comprises a two-storey detached dwelling with a pitched roof. The immediate locality is characterised predominantly by two-storey detached dwellings set within individual plots, typically with private rear gardens and short front driveways providing off-street parking. The application property also follows this pattern. A large number of properties in the locality, including the application site, have been extended to the rear. Many properties, including the neighbouring 25 Alinora Crescent, have large dormers projecting from their side elevations.

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 dormer roof extension at first-floor level on the north side of the property.

The proposed dormer would be approximately 2.56m deep and 8.72m wide. It would comprise a flat roof with hipped ends and would be approximately 3.48m in height.

One window is proposed on the north-west-facing elevation. This window is to be fixed shut below 1.7m above finished floor level and would serve a bathroom.

Two clear-glazed windows are proposed, one on the rear (south-west) elevation and the other on the front (north-east) elevation. The rear window would be openable to provide a means of escape.

Relevant Planning History:

No relevant planning history.

Consultations

None undertaken.

Neighbour Representations

None received.

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 dormer is relatively large in scale; however, the neighbouring property at 25 Alinora Crescent contains a dormer of a very similar size and form. Large dormers on side elevations can also be seen elsewhere along this side of Alinora Crescent and therefore represent an established characteristic of the street scene. Consequently, despite the proposed dormer being visible from the street, it would not appear out of keeping with the established character of the area. The dormer would also remain visually appropriate to the host dwelling and would therefore have an acceptable appearance when viewed from the street.

Residential Amenity

The only property considered to be affected by the proposed dormer is 25 Alinora Crescent. However, this property contains a large side dormer of its own, which faces the application site and is positioned directly opposite the proposed dormer. Furthermore, the only side-facing opening proposed within the dormer would be fixed shut below 1.7m above finished floor level. As such, the proposal would not result in an unacceptable loss of privacy or overlooking to No.25.

Given the existing relationship between the properties, including the presence of the existing dormer at No.25, the proposed dormer would not appear overbearing when viewed from the neighbouring property. It is acknowledged that the scale of the proposed dormer may result in some reduction in the receipt of light to the openings within the side (south-west) elevation of No.25. However, given the existing built form and relationship between the properties, any such impact would not be considered severe or unacceptable.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. 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: Tom Westerman Date: 12/08/2026.

Authorised by: Peter Barnett Date: 12 August 2026