

Development Management – Delegated Officer Report

Application Number: AWDM/0349/26 **Recommendation:** – APPROVE

Site: 10 Wantley Road Worthing West Sussex BN14 0BH

Proposal: First floor side / rear extension

Date of Site Visit: 17.06.26

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site comprises an end of terrace modern dwelling on a cul-de-sac. The property is situated in a corner on a sloping site. It has a driveway with attached double garage and flat roof extension to the rear to the northern side.

The property has a large rear garden to the west with mature planting and fencing.

To the north are the gardens of properties in Greatham Road. To the west at a distance is a property off Parham Road and to the south is the attached terrace that the property was separated from as part of a planning application in 2017.

Proposal

The application proposes a first-floor extension to the side/rear in the north western corner of the property above an existing flat roof extension. The proposed extension would have a pitched roof. The extension is shown as a bedroom with a Juliet style window to the west/rear elevation and an en-suite high level window to the north elevation.

The extension would be in matching brick and tiles.

Relevant Planning History:

AWDM/1011/17 - Retention of Nos.10 and 12 as two separate dwellings (retrospective).

STATUS: Application Permitted 25th August 2017.

Consultations

None undertaken

Neighbour Representations

None

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

Policy DM5 of the WLP requires all new development to (amongst other things) be of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area; enhance the local environment by way of its appearance and character with particular attention being paid to the architectural form, height, materials, density, scale, orientation, landscaping, impact on street scene and the layout of the development; and make a positive contribution to the sense of place, local character and distinctiveness of an area.

The Council's Supplementary Planning Guidance 'Extending or Altering your Home' indicates the size and shape of any extension should normally be designed to ensure the original house remains the larger and more dominant feature, its design should be consistent with your existing property's style and shape.

The property is a modern dwelling and the extension would have a pitched roof and would be set behind the existing garage. The property is set back in a cul-de-sac and the extension would not be prominent in the street scene.

The extension with matching materials and design would be in a size and style with the main dwelling.

Residential Amenity

The most potentially impacted properties are the neighbours to the north 9 and 11 Greatham Road, 41 Parham Road and 12 Wantley Road

In terms of the properties to the north the proposed extension is set off the boundary. Nos 9 and 11 both have good sized gardens and the only direct facing window is to a high-level en-suite window. This would not cause any direct overlooking. This can be conditioned to ensure it is obscure glazed. The proposed extension would be south and with the existing gardens and property it is not considered that it would cause detrimental loss of light or visual impact to these properties.

With regards to No 41 Parham Road, this is located at a distance of approx. 40m away and at a higher level. The additional Juliet style bedroom window would not cause detrimental overlooking at this distance.

A condition to ensure no additional windows are provided in the extension is considered appropriate.

The extension does not project past the existing rear elevation so would not have an adverse impact on 12 Wantley Road to the south.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to side elevations of extension
5. Obscure window to north elevation

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: Jackie Fox

Date: 30.06.26

Authorised by: Louise Prew

Date: 30/06/2026