Expiry Date - 23/09/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0746/25 **Recommendation – APPROVE**

Site: **153B Park Road Worthing West Sussex BN11 2AL**

Proposal: **Single storey rear extension.**

Date of site visit: 19/09/2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings
The site is located to the west side of Park Road, within a residential area of Worthing. The property comprises of a two storey house with brick elevations and a flat roof. The building was converted from a garage in 2022. As part of this conversion the permitted development rights of the property have been removed.

The property is not within a conservation area and is not a listed building.

Proposal

Planning permission is sought for a ground floor rear extension to the northern side. The extension proposed has a width of 3.265m at a depth of 3.21m. To the north on the boundary there is proposed to be a store with a further 0.598m of width. Within the rear elevation there is proposed to be one large window facing the rear garden, and the southern elevation hosts some French doors providing access to the rear. The roof on the proposed extension would be pitched but off centre to provide greater distance from the highest point to the neighbour to the north.

The proposed extension would be finished in timber cladding, with a metal standing seam roof.

Relevant Planning History:

AWDM/1943/22 – Change of use from vehicle repair garage and self-contained flat above to single dwellinghouse with associated external alterations. Permitted 02/02/2023.

Consultations:
WSP –
We have reviewed the application as the drainage consultant acting on behalf of the Council and wish to make the following comments.

The applicant is applying for a single storey rear extension. The application is to Worthing Borough Council.

Following a review of the submitted information, we have no objection on surface water grounds. Due to the site, size, location, and type of development we would recommend the approval of the application.

Environmental Health –
Please may you add the following condition to the above application if it is not already on.

If during development, any visible contaminated or odorous material, (for example, asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented. If no such contaminated material is identified during the development, a statement to this effect must be submitted in writing to the Local Planning Authority.

Representations:
None received

Relevant Planning Policies
National Planning Policy Framework (2024)
National; Planning Practice Guidance
SPG ‘Extending or Altering Your Home’ (WBC)
Worthing Local Plan (2023) 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)

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 of the proposed works to the rear there are not considered to be views available from within the public realm. The proposed timber external material will not match the brickwork of the rear elevation but is considered acceptable given the modest scale of the extension.

There would be no significant adverse impact on the character of the property or the visual amenities of the locality as a result of this application.

Residential Amenity

The most affected properties are the neighbours to the sides at No.153 and No.155.

No.153 is located to the south of the application site and won't be affected by the proposal due to its modest scale and separation from the common boundary.

The property to the north, no. 155, would be the most affected by the proposal. The south-facing flank wall of the rear offshoot to 155 is sited approximately 1.4m (north) from the common site boundary and includes 2 windows which apparently serve a kitchen/dining room. The proposed extension would extend 3.2m beyond a glazed door within the west-facing rear wall of the main dwelling which apparently serves an open-;pan living room. The roof form of the extension has been deliberately designed to minimise the impact on this property, with the ridge offset and a low eaves height (2.1m) on the north side. The scale and 'bulk' of the extension would meet the 25-degree 'rule of thumb' to the midpoint of the south-facing windows at No.155. The proposed extension would result in some loss of light and have some enclosing effect to the rear rooms of No.155 but the impact would not be so severe to warrant refusal.

No windows proposed in the north side wall of the extension, which ensures that there is no overlooking to the neighbouring property that would not already be available from within the site.

The windows to the rear of the extension overlook the applicants rear garden, with boundary screening there is not considered to be any unacceptable level of overlooking achieved. With significant depth to the site there is not considered to be any overlooking to the rear with the properties on Upper High Street.

There would be no significant detrimental impact on the residential amenities of adjacent occupiers as a result of this proposal.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. No windows in northern elevation
4. Precautionary contamination.

Informative

1. Approved without discussion

Is recommendation contrary to letter(s) of representation? N

Case Officer: Finlay Gardner Date: 22/09/2025

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Authorised by: Jo Morin Date: 22.09.2025