Expiry Date - 23/09/2025
Extension of Time -

Development Management – Delegated Officer Report

Application Number: AWDM/0952/25 **Recommendation: – APPROVE**

Site: 2 Furzeholme Worthing West Sussex BN13 3BS

Proposal: Loft conversion to include the construction of two rear (West) dormers and two balcony roof lights, front rooflights (East). Pitch roof porch to (East) front elevation

Date of Site Visit: 19/09/2025

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings:

The site is located to the west side of Furzeholme within a small residential close in Worthing. The property comprises a detached bungalow with brick elevations and a pitched roof with a small gable to the front and a garage to the side. The property is set back from the road behind shrubs to the frontage and a front garden. There is a driveway leading to the attached garage to the front and a garden to the rear.

The property is not within a conservation area and is not a listed building. The TPO trees (designated 1980) to the front of these properties have been removed.

Proposal

Planning permission is sought for a loft conversion including two dormers and two balcony rooflights to the rear, and front rooflights and a new pitch roof porch to the front elevation.

The proposed dormers to the rear consist of two small, hipped roof dormers measuring approximately 1.4m wide x 1.8m deep x 2m high. The dormers would be set in from the edge of the roof, down from the ridge and up from eaves and would be finished in tiles to match the existing roof.

Two balcony rooflights are proposed to the centre of the rear roofslope between the proposed dormers. These rooflights form a balcony when in the open position.

Three standard rooflights are proposed to the front roofslope, spaced evenly across the roof.

A new porch is proposed to the front, measuring approximately 2.6m wide x 1.15m with a pitched roof of 3.75m high. The porch would have brick piers with oak posts and a tiled roof.

Relevant Planning History:

None relevant

Consultations

None required

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

Furzeholme is a small residential close characterised by bungalows and two storey houses of differing styles. The application property is a modest scale bungalow of similar design to the neighbouring bungalow to the north.

The proposed porch would be positioned centrally to the front and would reflect the gable roof design of the existing front projection. The materials and eaves height of the porch would match the existing building and the proposal would not appear out of keeping with the character of the building or the surrounding street scene. The addition of three rooflights to the front would be consistent with other development in the area.

The proposed dormers to the rear would not be visible from the surrounding area and are small in scale and set in from the sides of the roof, up from eaves and down from the ridge and would not dominate the roofscape.

The balcony rooflights are positioned centrally on the rear roofslope and would not be visible from the surrounding area.

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

Residential Amenity

The most affected neighbour is No.2 Furze Road located to the rear of the site. There is a distance of approximately 10.4m between the rear dormers, balcony rooflights and the rear boundary of the site which adjoins the side boundary of the neighbour's

property. At this distance there could be concerns of overlooking, however it is noted that there are no openings to the side elevation of the neighbour's property and good screening along the boundary and therefore there would be no adverse impact in this respect. The dormers due to their small scale would not appear intrusive to the neighbours.

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

Recommendation:

APPROVE subject to conditions:-

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: Amanda Haslett Date: 23/09/25

Authorised by: Jo Morin Date: 23.09.2025