Expiry Date - 27/11/2025
Extension of Time -

Development Management – Delegated Officer Report

Application Number: AWDM/1251/25 Recommendation: – APPROVE

Site: 2 Central Avenue Worthing West Sussex BN14 0DR

Proposal: Application to vary Condition 3 (materials and finishes) of previously approved AWDM/0134/25. Amendment: change the first floor finish to dark grey fibre cement cladding.

ORIGINAL DESCRIPTION: Erection of additional storey with side facing dormer resulting in a two-storey dwelling; single storey front extension

Date of Site Visit: 18.02.25

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site relates to a detached bungalow on the south side of Central Avenue a residential road of primarily detached properties of bungalows and two storey houses. The properties are generally of individual design. The road inclines to the east.

The site is set back from the road with a low wall along the frontage. There is a vehicular access with parking in front of the garage on the eastern side of the plot and a small front garden. The property has a front projection with a bay window and hipped roof with the front door set back. The main part of the dwelling sits under a bonnet roof. The garage which is set further back has a flat roof. The property is slightly offset to the frontage facing north east. The property has small triangular shaped garden to the rear. There is a mixture of fencing and shrubs to the boundaries.

To the east is a detached bungalow which has a gable feature to the front facing parallel with Central Avenue.

To the south is a bungalow facing onto Findon Road

To the north is a further corner property, it is a chalet style and faces the corner of Central Avenue and Findon Road.

Proposal

The application is to change the proposed materials at first floor from render to dark grey fibre cement cladding.

Relevant Planning History:

AWDM/0983/24 - Removal of roof and erection of an additional storey at first floor level; single storey front extension
STATUS: Application Refused 25th September 2024.

AWDM/0134/25 - Erection of additional storey with side facing dormer resulting in a two-storey dwelling; single storey front extension
STATUS: Application Permitted 12th March 2025.

Consultations

None undertaken

Neighbour 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) ("WLP")
SP1 – Presumption in favour of sustainable development
DM5 - QUALITY OF THE BUILT ENVIRONMENT
DM16 - SUSTAINABLE DESIGN
DM18 Biodiversity

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

An extension to form a first floor to this bungalow has been acceptable.

The main issue is whether the change in materials proposed for the first floor would have an impact on the character of the area or the extended dwelling.

The National Planning Policy Framework advises in Paragraph 131 that good design is a key aspect of sustainable development, is indivisible from good planning, creates better places in which to live and work and makes development acceptable to communities. Paragraph 135 indicates that development should: a) will function

well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; (b) be visually attractive and (c) sympathetic to local character and history, and in Paragraph 139 states: “Development that is not well designed should be refused especially where it fails to reflect local design guidance and supplementary planning documents such as design guides and codes”.

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 and that roof extensions and dormers are often highly visible and alien features which greatly alter the appearance of a dwelling.

The character of Central Avenue is a wide tree lined avenue of older style properties both bungalows and two storey houses set back from the road and mature in character. Findon Road also has a range of house types.

As part of the original negotiations the applicant was encouraged to construct the extension in complementary materials to the existing and adjoining dwellings which involves predominantly brick and cream coloured render.

There are however a range of materials for the surrounding dwellings including tile hung, render, brick and cladding. The extensions and first floor would be visible as the dwelling is situated on a prominent corner. The cladding would provide for a contemporary mix of materials whilst retaining the brickwork at ground floor, in an area with a range of materials and styles of housing. The grey cladding in this case is considered to be an acceptable addition to the palette of materials for this extended property and will not seriously detract from the character of this property or the surrounding area so as to justify refusal.

Residential Amenity

The change in materials will not be harmful to neighbour amenity.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials as indicated on the plans

4. No additional openings
5. Obscure-glazing roof lights to the south 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: 10.12.25

Authorised by: Louise Prew Date: 16/12/2025