Expiry Date - 17/12/2025
Extension of Time -

Development Management – Delegated Officer Report

Application Number: AWDM/1341/25 Recommendation: – APPROVE

Site: 7 Water Lily Way Worthing West Sussex BN13 3GR

Proposal: Proposed loft conversion with front and rear rooflights

Date of Site Visit: 05/11/2025

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site, 7 Water Lily Way, is situated within a recent largescale development of housing where some permitted development rights have been removed. The application site itself is a two-storey semi-detached dwelling with a pitched roof. A private garden containing a large patio area is situated to the rear of the property enclosed by close-boarded fencing.

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 proposed loft conversion with front and rear rooflights.

One 1400 x 780mm velux rooflight is proposed on the front (west) elevation. Two 1400 x 780mm velux rooflights are proposed on the rear (east) elevation.

Relevant Planning History:

AWDM/0780/16 – Application for approval of reserved matters pursuant to outline planning permission WB/11/0275/OUT relating to details of 140 dwellings with associated roads, parking, garaging and landscaping for parcel areas 2B and 3A of development of Land North of Fulbeck Avenue, West Durrington.
STATUS: Application Permitted.

Condition No.3 of this planning permission states: *"Notwithstanding the provisions of Schedule 2 Part 1, **Classes A, B, F and H** and Part 2, Classes A, B and C of the Town and Country Planning General Permitted Development Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no dwelling shall: -*
(i) be extended or enlarged;
(ii) have the front door altered in design;
(iii) have any driveway/hardstand within the plot curtilage enlarged or any additional area of hard-surfacing or hardstanding formed within any part of the curtilage forward

of the principal elevation of the dwelling or any side elevation facing onto a highway;
(iv) have any satellite dish fixed or fitted to any principal elevation or roofslope or chimney;
(v) have the external colour of any rendered element, or external cladding, altered from that originally approved unless agreed in writing; or
(vi) erect any wall, fence or other means of enclosure on any part of the curtilage forward of the principal elevation of the dwelling or any side elevation facing onto a highway.

***Reason:** In the interests of amenity and the environment having regard to policies 1 and 16 of the Worthing Core Strategy."*

It should be noted that **Class C** was not referred to in this condition.

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 loft conversion with rooflights is a minor alteration to the property. Externally, the only noticeable difference will be the three rooflights.

The proposed Velux rooflights are considered acceptable in size and position and will not result in any adverse visual impact.

Residential Amenity

The only properties to potentially be affected by overlooking from the proposed rear rooflights are the properties to the east of the application site and their garden areas.

However, these properties (31 Coppice Road and 33 Coppice Road) are over 21 metres away, and as such there would be no loss of privacy, and therefore no adverse

impact on amenity. Moreover, in arriving at this decision regard is given to the fact that the proposed works could have been carried out as ‘permitted development’ under Class C, Part1, Schedule 2 of the GPDO..

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit

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: 20/11/2025
Authorised by:	Jo Morin	Date: 24.11.2025