

Development Management – Delegated Officer Report

Application Number: AWDM/1506/25 **Recommendation:** – APPROVE

Site: 60 Rusper Road South Worthing West Sussex BN13 1LP

Proposal: Proposed single storey side / rear extension

Date of Site Visit: 14.01.2025

Neighbours Checked: Y

Additional Neighbours Notified: Y – Amended plans (10 days)

Site and Surroundings

The application site consists of a detached, mid-C20, pitched roof, gabled fronted bungalow located on the north side of Rusper Road South. It has a driveway on the west side leading to a detached garage building in the far northwest corner of the plot.

The site marks a distinct shift in the character of the road, with detached bungalows the predominant form to the south and east, and houses to the west. Westlake Gardens, a modern flat complex set within landscaped grounds lies to the southwest.

The site is not within a conservation area and there are no trees on the site.

Proposal

Permission is sought to demolish the existing garage and erect a side/rear extension. The proposed extension would be 11.7m long and 4.2m wide, set back 3.4m from the main front elevation of the bungalow. Following amendment it would have a crown roof, with an overall height of 3.5m and an eaves height of 2.5m to match the existing bungalow. Two skylights (1.8m x 1.2m) are proposed on the flat part of the roof. The extension would be constructed in brick with roof tiles to match the existing.

The proposed accommodation would consist of a new kitchen/dining room, new entrance lobby and store with 'up and over' door.

Relevant Planning History: None

Consultations: None undertaken.

Representations

2 representations have been received from the occupiers of No.62 Rusper Road South and 97 Littlehampton Road commenting: -

- *We have studied the proposed plans and support the proposed development.*
- *We are pleased that this property is being up-dated. The previous owner refused to replace the fence between our properties despite knowing that it was*

his responsibility according to the deeds. We therefore look forward to the fence being replaced in due course.

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 siting of the individual dwellings on this side of the road is staggered to reflect the road alignment. The set back of the proposed extension from the front elevation would respond to this character and help achieve subsidiary visual relationship to the host building.

It was considered the originally proposed, largely flat roof, taller than the existing eaves height, would visually dominate the proportions of this modest bungalow, being exposed to views from the street owing to the staggered building line. As amended, the proposed crown roof with matching eaves height would blend more comfortably with the roof of the existing building. The use of matching materials will also help the extension visually integrate with the appearance of the existing bungalow.

Residential Amenity

The only affected properties are No.62 to the West and 97 Littlehampton Road to the North.

No.62 consists of a detached house, set well back (North) from the front of No.60. A driveway on the East side leads to an attached garage infilling the area between the side of the house and the common boundary with No.60. The latter is marked by a low fence. The proposed extension will be sited 6.2m further forward (south) than the front of the existing garage. However, given its single-storey scale and low eaves height along the length of the boundary, it is considered the impact on nearest windows in the front of No.62 will not be severe. There are no windows in the west side elevation of the extension and this can be secured as a condition.

No.97 consists of an older style bungalow with rooms in the roof occupying a 'backland' position. It faces South towards the rear of the bungalows in Rusper Road South. A detached garage building is located directly behind the existing garage at No.60 with perimeter planting adjoining the rest of the common boundary. In view of its single-storey scale and siting similar to the existing detached garage to be removed, it is considered the proposed extension will have no adverse impacts for this property.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to west side or north elevations of the extension

Informative

Proactive Amendment

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

Case Officer: Jo Morin Date: 02.02.2026

Authorised by: Peter Barnett Date: 2 February 2026