

Development Management – Delegated Officer Report

Application Number: AWDM/1518/25 **Recommendation:** – APPROVE

Site: **28 Windsor Road Worthing West Sussex BN11 2LX**

Proposal: **Two-storey side extension and a part single-storey, part two-storey rear extension**

Date of Site Visit: 20 January 2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site is located on the eastern side of Windsor Road. The site contains a detached two-storey dwelling. The house has a brick ground floor with render and mock Tudor detailing at first floor. The roof is dual pitched with gables at the front and rear. The house has been previously extended with a single storey rear extension and side conservatory which houses the front door. A garage is located in the rear garden.

Windsor Road has no set character however most dwellings in this area are two-storey and detached, constructed from a mix of traditional building materials such as brick and render with tile hanging roofs. Both neighbouring properties have been extended to the side and rear with single storey extensions.

The site is not in a conservation area and does not contain a listed building or structure. There are no TPO trees on site.

Proposal

The proposed development includes a two-storey side extension to provide a new front entrance to the property. The extension would have matching materials with a pitched roof. Side facing rooflights would be located in the pitched roof.

To the rear is a part two storey (to the north) and part single storey extension. The extensions would be clad in metal cladding with contemporary glazing.

Relevant Planning History:

PREAPP/0151/25: Two-storey side extension; part single, part two -storey rear extension; new windows on the front elevation. Repairs to render and pointing of brickwork.

Acceptable in principle subject to neighbouring amenity

Consultations

None

Representations

None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2024)
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 proposal is to extend the house to the side and rear. The Council's residential design guidance indicates that "the size and shape of any extension should normally be designed to ensure the original house remains the larger and more dominant feature". It also notes that "In order to ensure that your extension relates well to your house, its design should be consistent with your existing property's style and shape".

The proposal is to erect a two-storey side extension to the property to the southern side where it would be visible in the streetscene. The guidance states that where extensions are visible in the streetscene it is important to ensure that the roof form of the extension is similar to that of the existing house. It also notes that to reduce the impacts of terracing, two-storey extensions should be set off the boundary by at least one metre.

The scale of the extension is supported in principle as it is set back from the main elevation and down from the main roof ridge with the same pitch detail. The extension is set off the boundary by at least 1 metre maintaining the separation with the neighbour to the south, important as that house is located very close to the shared boundary. The proposed design would result in a flat roof element but it is

not considered that this would adversely detract from the overall design of the proposal. Materials match which ensures the extension complements the existing house.

The development also proposes a part two storey, part one-storey rear extension. The depth at ground floor is 3.3 metres to the south and 5 metres deep to the north. The first-floor element has been reduced in depth and is 3.8 metres deep located to the north of the property. The extension will be wider than half the width of the main dwelling but will maintain some of the appearance of the existing rear elevation of the building. The extension would have a dual pitched roof of a reduced scale to the main building ensuring subservience to the rear. Given the proposals are to the rear of the property they are considered to remain subservient to the house and are considered acceptable in design terms. The contemporary materials won't be visible in the streetscene and won't have an impact on the character of the area.

Sufficient garden space is retained for the property.

Residential Amenity

The main concern regarding residential amenity is the impact of the two-storey rear element on the neighbours to the north. The location to the north of the building means the development could affect sunlight as well as daylight to the habitable room windows of this property. It is noted amenity spaces will not be adversely affected due to the presence of that neighbour's single storey rear extension.

This house, no. 30, is set further back into the site than the applicant house. Reductions in depth have been sought and secured of 500mm to the first floor element. The extension would not project within a 45-degree line taken from the centre of the neighbouring first floor rear windows. It is recognised that there are two rooflights on the neighbour's extension that will be adversely affected by the first-floor extension. However, given the other windows to this room facing east into the garden it is considered the impact here is acceptable and wouldn't have an adverse impact on these residents' amenity. A condition requiring that the flat roof of the ground floor adjacent to the new bedroom shall not be used as a balcony will be attached.

This extension will result in some additional overlooking of the neighbour's garden to the north. However, there would be existing views towards this property and the additional overlooking isn't considered to result in an adverse impact.

The single storey element of the rear extension is not considered to adversely affect the residents at number 26 due to the presence of their own rear extension. Side facing windows in the main house at number 26 are north facing and will be impacted to some degree. However, these are likely to be secondary windows to a

living space. The set back from the boundary reduces the impact of the development on this property.

Side facing rooflights are more than 1.7 metres above finished floor level (2.115m and 2.84m) and are acceptable as clear glazing. The stairs south facing window will be conditioned to remain obscure glazed.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials unless otherwise specified on the approved plans
4. Metal cladding to rear only
5. No openings to side elevations of extension
6. Flat roof not to be used as an amenity space
7. Stair window to be obscure glazed and non-opening

Informatives

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: Louise Prew

Date: 30/01/2026

Authorised by: Peter Barnett

Date: 30 January 2026