

Development Management – Delegated Officer Report

Application Number: AWDM/0145/26 **Recommendation:** – APPROVE

Site: 18 Marlborough Road Worthing West Sussex BN12 4HB

Proposal: Proposed single storey rear extension

Date of Site Visit: 09/03/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site is located to the north side of Marlborough Road within a residential area of Worthing. The property comprises a detached bungalow with brick elevations, a tiled hipped roof and a lower projecting hip to the front. There is a small brick built, catslide roof utility to the rear that is an original part of the building (and mirrored at the property to the east). The rear garden is enclosed by hedging, a fence and a wall with a garage to the rear accessed via a driveway from Walpole Avenue to the east. The property is set back from the road behind a low wall and paved driveway with vehicle and pedestrian access and parking for several vehicles.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

Planning permission is sought for a single storey rear extension and demolition of the existing utility room.

The proposed extension would measure 4m deep x 7.95m wide with a flat roof of 2.9m high. The extension would accommodate a dining room and games room with bi-fold doors to the rear and two flat roof lights above.

The extension would be finished in bricks to match the existing building.

A new high-level window would be installed in the west side elevation of the existing building, serving a bedroom.

The chimney stack to the east roof would be removed.

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

The proposed extension is to the rear of the property and would only be visible in glimpses down the side of the building. The extension would be set back over 21m from the road to the front and would not have any adverse impact on the character of the street scene.

The proposed extension would be subsidiary in scale and form to the existing building and would be finished in materials to match. The flat roof of the extension would be slightly above the eaves of the existing bungalow but is necessary to accommodate the required insulation. Given its set back position and lack of visibility in the street scene there would be no harm to the visual amenities of the locality.

Residential Amenity

The most affected neighbours are those to the sides at No.16 and 20 Marlborough Road and to the rear at 1 Walpole Avenue.

No.16 is located to the east side of the application site and consists of a bungalow of the same design that mirrors that at No.18 but is positioned slightly further forwards in its plot. There is a high wall between the properties and a fence and hedge to the rear garden. The proposed extension would project 1.8m further than the existing utility that is to be demolished and would be in the same position set in 0.95m from the boundary. There are no openings to No.16 opposite the side of the proposed extension other than for the door to the utility space which is a non-habitable room with limited head height and no openings to the rear of this structure. The extension would be higher than the catslide roof utility room but would not affect light to any habitable rooms. The extension would not appear overbearing or oppressive to the neighbour and would not result in overshadowing of their home or garden. There are no openings proposed to the side of the extension and no overlooking or loss of privacy would occur.

No.20 is located to the west side of the application site and consists of a detached bungalow that extends to the same depth to the rear as the proposed extension. There is a hedge to the boundary and the neighbour's garage and an outbuilding are adjacent to this boundary and extend approximately 7.5m beyond the rear elevation of No.18. The proposed extension at 4m deep would not extend as far as the existing structures to the neighbour's property and would have no adverse impact on the amenities of this property. A new high level window would be inserted to the west side elevation of the existing bungalow serving an existing bedroom. There would be no significant overlooking resulting from a high level window in this position.

No.1 Walpole Avenue is located to the rear (north) of the site with its side elevation facing towards the rear of the application site. The rear boundary is formed by a wall and the garage to No.1. The window to the study at No.1 is visible above the low wall and currently overlooks the rear garden of No.18. Although the bi-fold doors to the proposed extension would be closer than the existing rear windows, they are to be set in 0.77m from the side wall and therefore would not be directly opposite the neighbour's window to their study. Therefore this is not considered to significantly increase overlooking between properties or to exacerbate the existing situation. It is also noted that a fence/wall of up to 2m high could be installed to this boundary without further consent, infilling the gap and screening all views.

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

Recommendation:

APPROVE subject to condition(s):-

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

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: 12/03/26

Authorised by: Jo Morin

Date: 12.03.2026