Expiry Date - 16/09/2025
Extension of Time - 30/09/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0960/25 **Recommendation: – APPROVE**

Site: 178 Salvington Road Worthing West Sussex BN13 2JU

Proposal: Demolition of existing porch, construction of proposed single storey rear extension. Rooms in roof consisting of hip to gable and rear dormer with front roof lights and rear facing sun tubes (Amendment to single storey rear extension approved under AWDM/1878/22).

Date of Site Visit: 19/09/2025

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings:

The site is located to the north side of Salvington Road within a residential area of Worthing. The property comprises a semi-detached bungalow with brick and render elevations, a tiled hipped roof and smaller front gable. The hip to gable extension and rear dormer approved by the previous application are currently under construction. The garden to the rear is mainly laid to patio with a garage to the side accessed from the shared driveway between properties. The property is set back from the road behind a low wall and paved driveway with 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 an amendment to the depth of the single storey rear extension approved under AWDM/1878/22. The hip to gable extension, rear dormer, front roof lights and rear sun tubes are all as previously approved and no changes are proposed to these aspects of the development.

The approved single storey extension measured 3m deep by 3.93m wide with a flat roof of 3m high with roof light above with glazed sliding doors to the rear and would be finished in render and brick to match the existing building.

During ground works for the development, a sewer was found under the proposed extension and therefore the plans have been amended to increase the depth of the extension so that it meets the required minimum distance of 500mm from the sewer, in accordance with Southern Water advice. The depth of the extension would be increased from 3m to 3.79m. All other dimensions remain as approved.

A window would also be added to the west side elevation looking into the garden of the application site. The extension would be finished in bricks.

Relevant Planning History:

AWDM/1878/22 - Demolition of existing porch, construction of proposed single storey rear extension. Rooms in roof consisting of hip to gable and rear dormer with front roof light lights and rear facing sun tubes.
STATUS: Application Permitted 30th December 2022.

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 in relation to the increased depth of the single storey rear extension.

Visual Amenity

The proposed single storey extension that is the subject of the amendment is located to the rear of the building and would not be visible from the road.

The extension is subsidiary in scale and form to the existing building and would be finished in materials to match.

There would be no adverse impact on the character of the property or the visual amenities of the locality as a result of this application.

Residential Amenity

The most affected properties are the neighbours to the sides at No.176 and 180.

No.176 is the adjoining bungalow to the east side. There is a high fence to the boundary. The single storey extension as amended would project 3.79m deep, set in approximately 0.2m from this boundary. The extension at the increased depth would project beyond a 45 degree line projected from the midpoint of the neighbours closest rear window, however this window serves a kitchen and therefore any impact on amenity would be limited. This in combination with the high boundary wall and fence

would minimise any impact on the adjoining property. A single storey extension at the increased depth of 3.79m in this position would not be considered to appear overbearing or oppressive to the neighbour or significantly diminish light to their property. There are no openings proposed to the east side and no overlooking or loss of privacy would occur.

No.180 is the detached bungalow to the west side separated by the driveway to the side. The proposed rear extension is positioned about 4.8m from the boundary with this property and would have no adverse impact on their amenities. The proposed window to the west side of the extension would look into the applicant's own garden and boundary fence and would not result in overlooking or loss of privacy.

There would be no significant detrimental impact on the residential amenities of adjacent occupiers as a result of the increased depth of the single storey extension or the addition of a window to the west side.

Recommendation:

APPROVE subject to conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to east side elevation of extension
5. First floor window to west side obscure glazed (level 3) and fixed shut below 1.7m from FFL.

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 19/09/25

Authorised by: Jo Morin Date 22.09.2025