Expiry Date - 28/11/2025
Extension of Time -

Development Management – Delegated Officer Report

Application Number: AWDM/1253/25 **Recommendation: – APPROVE**

Site: **34 Haynes Road Worthing West Sussex BN14 7JY**

Proposal: **Single storey rear extension with roof lantern. Alterations to existing fenestration.**

Date of Site Visit: 16/10/2025.

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site, 34 Haynes Road, is situated within an established residential area in Worthing. The surrounding area consists largely of two-storey semi-detached dwellings with driveways at the front. The application site is a two-storey semi-detached dwelling which has been enlarged by rooms in the roof with a large rear dormer. A driveway on the east side provides off-street parking. A relatively large private garden is situated to the rear of the property, enclosed by a combination of walls and fencing. An existing area of hardstanding is situated at the front of the rear garden.

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 single-storey rear extension with a roof lantern, and alterations to existing fenestration.

The proposed extension would extend from the rear (north) elevation of the property to a total depth of approximately 4.09m x 6.3m wide, with a flat roof approximately 3.14m in height. A centrally positioned roof lantern (3.5m x 1.2m) would project 0.75m above the flat roof.

The extension will consist of white render and GRP roofing. No openings are proposed on the side elevations (east and west). Bifold doors are proposed on the rear (north) elevation.

Minor changes in the positioning of a door and window in the ground-floor side wall of the existing house are proposed to reflect the proposed changes to the internal layout.

Relevant Planning History:

No relevant planning history.

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 extension would be subsidiary in form and scale to the existing building and would be finished in render to match the existing building. Due to this, the extension relates well to the existing building and will not appear out of place. The flat roof is acceptable given the minor scale of the extension. The proposed extension will also relate well to the neighbouring extension, which is similar in form and scale, with it also containing a flat roof and roof lantern.

The proposed extension is to the rear of the building and only glimpsed views of it will be visible from the road. The addition of the extension will not appear visually out of keeping and will not detract from the character of the area.

Residential Amenity

The most affected neighbours are those to the sides at 32 Haynes Road and 36 Haynes Road.

<u>32 Haynes Road</u>

32 Haynes Road is the semi-detached neighbouring property to the west. The property contains an extension of its own of a similar form and scale to the proposed extension. The proposed extension will extend slightly further into the rear garden than the neighbouring extension. However, given its single-storey-scale, and it's positioning in relation to the neighbouring extension, this will only have a very minor impact on the receipt of light to the property.

No openings on the proposed extension will directly face 32 Haynes Road.

As a result of the above, there would be no overlooking or loss of privacy to neighbours, and there would there be no unacceptable loss of light.

36 Haynes Road

36 Haynes Road comprises the semi-detached property to the east, separated by walls, fencing, and a large garden building. The property also has a single-storey rear extension. Given the high level of screening provided by the neighbouring garden building, along with the single-storey scale and absence of side openings on the proposed extension, there would be no adverse impact on amenity.

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: Tom Westerman Date: 13/11/2025

Authorised by: Jo Morin Date: 13.11.2025