

Development Management – Delegated Officer Report

Application Number: AWDM/0783/26 **Recommendation:** – REFUSE

Site: 49 Hawthorn Road Worthing West Sussex BN14 9LT

Proposal: Single storey rear extension

Date of Site Visit: 20/08/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application site is located on the northern side of Hawthorn Road. The site has been developed from the refused application that was granted at appeal. The property is located on the corner of the road and therefore widely exposed to the wider area.

The main amenity space of the site is located to the east with a small section to the rear. The site is not located within a conservation area nor is the property listed. There are also no TPO's on the site.

Proposal

The application relates to the introduction of a single storey rear extension to the northern elevation of the site. The depth of the proposal is to be 4.2m to the rear and it is proposed to run the full width of the existing property. The western elevation is to have a solid façade with no openings. Within the rear elevation there are proposed to be two windows and a further window in the eastern elevation facing the amenity space of the site.

The materials proposed are to match the existing property.

Relevant Planning History:

AWDM/1112/22 - Resubmission of AWDM/0113/22 for the erection of a detached bungalow.

STATUS: Application Refused 19th October 2022. Appeal allowed

Consultations

Southern Water

Following the weekly list sent on 6th July 2026, Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue and no Southern Water assets will be affected. Therefore, Southern Water has no objections to this proposal.

Please note, surface water should not be disposed of into a public foul sewer and must comply with the Hierarchy of H3 of the Building Regulations. For more details, refer to the Drainage and Waste Disposal: Approved Document H on the GOV.UK website.

Any new connections to the public sewerage system will require a New Sewer Connection application (also known as a Section 106) to be submitted and approved by Southern Water.

Due to legislative changes effective from 1st October 2011 regarding the ownership of sewers, it is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any works commence on site. If this happens, please call our Customer Service Desk on 0330 303 0119

Neighbour Representations

None

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5

National Planning Policy Framework (MHCLG 2026)

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

Due to the location of the proposed development there is not considered to be a significant impact on the visual amenity of the site. However there will be views available from within the public realm. This is due to the site being situated between Hawthorn Gardens and Hawthorn Road.

Within the locality there are a number of other properties with rear extensions, including the rear of the neighbouring property and opposite on No.32. The flat roofed addition is not the most sympathetic addition and a pitched roof would be considered to be more appropriate in this instance. The flat roof is also above the eaves height of the host property, therefore the proposal cannot be considered to be subservient to the host dwelling.

Overall, whilst not the most sympathetic to the host property, it is not on balance considered to be significantly detrimental to the visual amenity of the property.

Residential Amenity

Due to the positioning of the proposed extension there would be 1.3m between the host and neighbour to the west. Within the original Officer's Report recommending refusal of the dwelling on this site, it was noted that the proposed dwelling would be to the east of the host dwelling, No 47 which has a blank elevation to the east. The proposed dwelling would be no deeper than No 47 and it was not considered that it would cause detrimental loss of light or visual impact to No. 47.

However, with the introduction of a rear extension in this location there would be an oppressive and overbearing impact on the neighbouring amenity space. With the introduction of the property located close to the boundary and with the small amount of amenity space to the rear of the neighbour the introduction of a 4.2m extension to the rear of the site would enclose the full amenity space with a solid brick façade. This would result in an unacceptable level of overbearing impact on the neighbouring property.

With only 4.7m to the rear boundary the proposed 4.2m extension would cover the majority of the rear amenity space of the site. Within this the cycle storage would no longer be viable in this location and would need to be relocated in accordance with the conditions on the original permission.

The main living room window to No. 47 is positioned on the northern elevation and with a substantial extension set just off the boundary for the full depth of the rear garden it would be likely to have a detrimental impact on the amenity of No 47 in terms of loss of outlook, overshadowing and residential amenity. With the increase in the height due to the proposal being set above the eaves there would be a greater impact. The extension is also well in excess of 3m guidance for rear extensions as set out with the SPG 'Extending or Altering Your Home' (WBC) and conflicts with Policy DM5 of the Worthing Local Plan.

Other Matters

Following the conduction of a site visit it is clear that there are some discrepancies between the proposed plans and the actual site. These include the separation from the front boundary which would have an impact on the amenity space illustrated to the eastern side of the site.

Recommendation:

REFUSE for the reason:-

1. The proposed extension, by reason of its length, height and siting would be an overbearing addition which would cause an unacceptable loss of light and outlook to the detriment of the residential amenities of the occupiers of No. 47 Hawthorn Road. The proposal is therefore contrary to policy DM5 of the Worthing Local Plan, Supplementary Planning Guidance "Extending or Altering Your Home" and the relevant policies of the National Planning Policy Framework.

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the Applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.

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

Case Officer: Finlay Gardner

Date: 21/08/2026

Authorised by: Peter Barnett

Date: 21 August 2026