

Development Management – Delegated Officer Report

Application Number: AWDM/0236/26

Recommendation: – APPROVE

Site: Lyne House 20 Links Road Worthing West Sussex

Proposal: Single-storey rear extension and adjacent glazed catslide roof; new porch; extension of garage with roof terrace above; front covered walkway; rooms in roof consisting of dormer and rooflights; rendering of building and new slate roof; alterations to fenestration; alterations to conservatory scale and materials

Date of Site Visit: 23/04/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application relates to a large, detached property located on the northwestern side of Links Road, a private road to the west of Worthing Golf Club. The property has large grounds that surround the property with the majority of the garden located to the south of the site. Access is via a driveway from the road to the east, with parking spaces to the front of the site and in a garage on the northern end.

To the southern side elevation there is a large single storey conservatory facing the sunken pool. Within the frontage there is an existing porch.

The site is not within a conservation area, nor is the property listed. There are also no TPO's on the site, however, there is a set of listed trees within the rear garden of the adjacent 23 Mayfield Close (No. 10 of 1985) and to the south-east just outside of the red line boundary (No 23 of 1990).

Proposal

The application proposes to extend and alter the house to provide additional floorspace.

A rear single storey extension is proposed to the north-west to infill the existing courtyard. This would be inline with the rear elevation of the garage and contains a part flat roof part catslide roof. The terrace above has been removed from the application. In place of the removed roof terrace the proposed windows to the bedrooms on the western elevation are to be replaced with Juliette balconies.

To the northeast there is a shallow single storey extension to the front of the garage and the introduction of a small balcony to the games room at first floor. From the garage to the front protrusion there is proposed to be a small, covered walkway. The existing front porch will be increased in size.

To the south of the site the existing conservatory is proposed to have an alteration in the form of a new roof that would be traditional led and zinc with a flat-top section.

Above this on the existing southern roof slope there is proposed to be the introduction of a flat roofed dormer with roof lights in the roof behind to allow for the conversion of the roof space.

A double height front porch is proposed.

Relevant Planning History:

90/05346/FULL - THE LODGE LYNE HOUSE - PROPOSED TWO-STOREY SINGLE DWELLINGHOUSE.

STATUS: Application Refused 17th October 1990.

93/05398/FULL - PROVISION OF SWIMMING POOL ENCLOSURE WITH ACCESS FROM EXISTING HOUSE

STATUS: 3rd September 1993.

93/05399/FULL - PROPOSED CONSERVATORY FOR GARDEN ACCESS

STATUS: Conditional Consent 23rd November 1993.

On land subdivided to the south

AWDM/0821/22 - Outline planning application for 2 no. new detached dwelling houses (access only with all other matters reserved).

STATUS: Application Permitted 24th October 2023.

AWDM/0593/26 - Erection of a detached self-build dwellinghouse with associated driveway, parking and landscaping **STATUS:** Pending Consideration.

Consultations

None

Neighbour Representations

No. of Contributors	1
No. of Representations	0
No. In Support	0
No. of Objections	1

21 Mayfield Close (summarised below)

- Hedge has already been removed, it provided effective, established privacy screening between the properties. Its removal has materially increased intervisibility and reduced the level of privacy enjoyed by the neighbouring occupants.
- The removal of established boundary screening has created a clear and uninterrupted line of sight between the west (rear) elevation of Lyne House — as marked on the and our garden. There is now direct overlooking into the full depth of our outdoor space, including the primary amenity areas — the patio, seating zones, and lawn.

- This constitutes a material loss of privacy and an unacceptable level of intervisibility between properties, resulting in harm to the reasonable enjoyment of our garden as a private amenity space.
- However, the removal of established boundary hedging represents a loss of ecological and environmental value — including habitat and contribution to local green infrastructure — that remains a material consideration. No replacement planting is proposed.
- Conflict with planning policy – Dm20 – Privacy and Amenity and DM18 High quality design
- This application should be refused. The proposal results in a material and unacceptable loss of residential amenity through direct and elevated overlooking into a neighbouring garden. The established boundary hedging has been removed, contrary to statements in the application. The proposed roof terrace would function as a deliberate elevated viewing platform with a primary outlook over private residential gardens and would cause severe and unacceptable harm to neighbouring amenity.

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1 (Presumption in favour of sustainable development), DM5 (Quality of the built environment)

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

With the proposal being off a private road the views from the public realm are greatly restricted. With the only potential views from the public realm being from the rear within Mayfield Close, due to the topography of the area.

The increasing of the size to the front porch has the most impact due to the initial view of the property altering. Due to the increase in the width of the entrance lobby and the additional height there will be some impact, however, the impact is mitigated through the size of the host dwelling. Whilst this is a large addition due to the scale of the property the porch is considered to be a subservient addition despite the height of 5.27m, the void space at the first floor will provide a modern addition to the host property. Whilst this is not characteristic of the site it is not considered to be demonstrable to the visual amenity of the site due to the private nature.

The other aspects to the front would be the extension to the front of the garage with this also being minor in scale with only 1.3m in depth. Above this there will be a small roof terrace, given the location it is not considered to dominate the host property. The connecting canopy from the garage towards the porch being 1.3m in depth would not significantly impact the proposal with the height at 3.4m it is considered to be a sympathetic addition.

The extension to the rear of the site and proposed cat slide roof given their location would not be visible and would not have any impact on the visual amenity of the site.

The change in roof to the conservatory will not be widely visible and the alteration is one that is commonplace throughout Worthing with the upgrading of the existing housing stock.

The conversion of the roof space with rear dormer and rooflights are not considered to significantly alter the visual amenity of the site.

While it is recognised that vegetation has previously been removed prior to the application this did not require planning permission.

Residential Amenity

Franklands is located to the south-east of the site. With the boundary screening on the southeastern corner of the site there is not considered to be any overshadowing from the proposal to this property.

The property has been subdivided; to the immediate south is the former garden of the host property. Whilst it is noted that there is permission for the development of this land it is not considered at this stage due to the permission having not been started. Even if the development was there with 20m to the boundary it is not considered that there would be any significant inter or overlooking between the dormer and the potential development.

The Lodge is located to the north-east. The garage extension is not considered to have any impact on this neighbour due to the sunken nature of the plot meaning that the minor 1.3m extension is acceptable. The roof terrace to the flank elevation of the neighbouring property would not result in adverse overlooking, this is due to the neighbouring property having high level windows and obscure glazing. The boundary treatment would provide sufficient screening to ensure that their private amenity space is not adversely overlooked

21 Mayfield Close is located to the west of the site. This neighbour submitted objections relating to overlooking from the proposed roof terrace and enlarged windows. It was considered that there would be an unacceptable level of overlooking to the neighbouring property from the roof terrace due to the separation distance being at 9.33m with no established boundary screening. This paired with the topography being set above the neighbour it was considered that the views from the terrace would have been detrimental to the neighbouring amenity space. To mitigate the impact the roof terrace has been removed from the application, and a condition has been added to this consent ensuring that the roof is not used as a terrace. The enlarged windows are sufficiently remote from the boundary and due to the presence of existing windows are not considered to result in any unacceptable overlooking. The extension itself is considered to be acceptable due to the separation ensuring that there is not any overbearing on the neighbouring properties. The potential for overlooking is mitigated through the single storey nature of the proposed development. The impacts are considered sufficient without requiring planting to be provided.

As such it is considered that the amended proposal is acceptable and in accordance with the relevant policies within the Worthing Local Plan and the NPPF.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials except as otherwise specified on the approved plans
4. Juliet balconies to be installed
5. No use of the flat roof of the rear extension as a roof terrace
6. No further windows to elevations

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? Y

Case Officer: Finlay Gardner Date: 24/06/2026

Authorised by: Louise Prew Date: 30/06/2026