

Development Management – Delegated Officer Report

Application Number: AWDM/0096/26

Recommendation: – APPROVE

Site: 8 Kinfauns Drive Worthing West Sussex BN13 3BL

Proposal: New lean-to pitched roof and solar PVs to existing garage

Date of Site Visit: 4th February 2026.

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site, 8 Kinfauns Drive, is situated within an established residential cul-de-sac in Worthing. The property comprises a detached bungalow with a pitched roof. To the rear the property contains a small private garden area, with the garage (to which this application relates) being located on the right-hand side of the property, situated at the end of the driveway. Large amounts of greenery and mature trees are present within the surrounding area, giving the application site a large amount of screening.

The property is not a listed building and is not located within a conservation area. A Tree Preservation Order affects the site, however this is not to be impacted.

Proposal

Planning permission is sought to alter the existing dual pitched roof of the garage to form a mono-pitch roof, together with the installation of solar PVs on the roof.

The highest point of the proposed lean-to roof will be 3.3m. This is to be on the side of the roof closest to the host dwelling. The ridge height of the existing dual pitched roof is approximately 3.3m in height.

The proposed lean-to pitched roof is to be of single ply membrane construction, with facing brick (to match the existing) and cladding infill added beneath the proposed roof.

12 solar PVs are proposed to be situated on top of the new lean-to pitched roof. It is proposed to be an integrated solar panel system.

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 lean-to pitched roof will be constructed on an ancillary building serving the host dwelling, replacing the existing dual pitched roof. Owing to its well-screened location behind mature trees and established planting, and with the highest roof slope positioned adjacent to the host dwelling, the replacement roof will be barely noticeable and will not appear visually out of keeping with the surrounding area, nor will it detract from the character of the area. The solar panels are to be directly positioned on the roof slope as an integrated system to further limit visual impact.

Residential Amenity

The most affected property is 'The Pines' adjoining to the East. The garage building at No.8 is sited approximately 8m from the nearest part of a conservatory attached to the east side of The Pines. The proposed alteration to the form of the garage roof will be noticeably visible viewed from the conservatory. However, given the overall height will be no taller than the existing roof ridge, it is considered the overall impact on the receipt of light to and outlook from the conservatory would not be significantly worse than at present. The use of an integrated solar PV system will help to minimise the visual impact by avoiding the need for potentially unattractive or bulky roof fixings that would otherwise be visible in direct views at relatively close proximity.

The development would not give rise to any overlooking or privacy concerns.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Integrated solar PVs

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: 09/03/2026.

Authorised by: Jo Morin Date: 09.03.2026