

Development Management – Delegated Officer Report

Application Number: AWD/1566/25

Recommendation: – APPROVE

Site: 65 Fernhurst Drive Worthing West Sussex BN12 5AU

Proposal: Removal of garage and rear conservatory and replacement with part-flat roof, part-pitched roof side/rear extension and installation of solar panels on flat roof. AMENDED PLANS

Date of Site Visit: 22/01/2026

Neighbours Checked: Y

Additional Neighbours Notified: Y

Site and Surroundings

The site, 65 Fernhurst Drive, is situated within an established residential area in Worthing. The property comprises a detached bungalow with a pitched roof. A garage, to which this application relates, is located on the eastern (right-hand) side of the property, with a driveway to the front providing off-street parking. To the rear, the property benefits from a private garden enclosed by fencing and vegetation.

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 the demolition of the existing garage and rear conservatory, and the construction of a single-storey side and rear extension with a combination of flat and pitched roofs, including the installation of solar panels.

The proposed extension would extend from the eastern half of the rear (north-facing) elevation of the dwelling to a total depth of approximately 2.77m. The existing conservatory extends approximately 0.82m into the garden. This represents an extension of approximately 1.95m beyond the footprint of the existing conservatory.

The rear extension would incorporate a pitched roof and measure approximately 4.19m in height and 4.12m in width. This would replace the existing conservatory which is approximately 2.22m in height.

The side extension, positioned forward of the rear element, would feature a flat roof and measure approximately 2.62m in height and 4.46m in width. It would replace the existing garage (which is approximately 2.42m in height), maintaining the current boundary treatment with the neighbouring property.

As outlined in the Design and Access Statement, the extension would be finished in rendered walls beneath a tile-covered pitched roof. The flat roof would accommodate 8 south-facing photovoltaic panels.

No openings are proposed on the east (side) elevation. A window and door are proposed on both the west (side) elevation and the rear (north) elevation.

Relevant Planning History:

No relevant planning history.

Consultations

WSCC Highways

“WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for the proposed removal of rear part of garage and rear conservatory and replacement with pitched roof rear extension.

The site is located on Fernhurst Drive, an unclassified road subject to a speed restriction of 30 mph. No alterations are proposed to the existing vehicle or pedestrian access arrangement. The proposals are not anticipated to give rise to a material intensification of movements to or from the site.

An existing garage will be lost for the purposes of vehicle parking. However, this site benefits from an ample drive that can accommodate an appropriate amount of off-street car parking to serve the needs of the property.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in ‘severe’ cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.”

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 side/rear extension would be subsidiary in form and scale to the existing building. It would be finished in render and incorporate a tiled pitched roof and flat roof. Whilst the render would differ from the existing materials, the tiled pitched roof reflects that of the host dwelling. As such, the extension would relate appropriately to the existing building and would not appear incongruous. The pitched roof form is considered visually acceptable, given that the existing dwelling also features a pitched roof. The side extension contains a flat roof, only slightly higher in height than the flat roof of the existing garage.

The highest part of the proposed extension is to the rear of the building (via the pitched roof) and only glimpsed views of it will be visible from the road. The flat-roofed side extension is towards the front of the property and therefore would be more visible. However, given that a garage and conservatory already occupy this area, the change in materials and built form would not result in a visually substantial impact. The addition of the side/rear extension will not appear visually out of keeping and will not detract from the character of the area.

The solar panels would be south facing on the flat roof. Given they are largely visually contained between the host dwelling, the neighbouring property and the proposed pitched roof rear extension, they are deemed visually acceptable.

Residential Amenity

The most affected neighbours are those to the sides at 67 Fernhurst Drive and 63 Fernhurst Drive.

67 Fernhurst Drive

67 Fernhurst Drive is located to the east of the application site and consists of a detached bungalow (linked by its garage to No.69). A narrow gap separates 65 and 67.

There are several window openings in the west side elevation of No.67 facing the application site. However, these are mostly obscure glazed and appear to serve non habitable rooms. The receipt of light to these openings is affected by the existing garage which overshadows them. Due to it being higher in height, the proposed extension will have some additional impact on the receipt of light to these windows. On the other hand, a 1m wide passageway will be provided between the east side of the proposed extension and the site boundary, providing a slightly wider separation between the rear part of the properties. Consequently, it is considered the resulting impact on the windows in the side of No.67 will not be severe.

The proposed single-storey rear extension only extends approximately 1.95m further into the garden than the existing conservatory. It satisfies the 45-degree daylight test and would not give rise to any adverse amenity impacts.

No openings on the proposed extension will directly face No.67. Moreover, the solar panels would not give rise to any impacts on residential amenity.

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 or outlook.

63 Fernhurst Drive

63 Fernhurst Drive is located to the west and comprises a detached bungalow similar to the application property. It has been enlarged at the rear by an extension. The proposed extension is single storey and approximately just under 9m from the common boundary with this property. There are some openings proposed facing No.63, however at this distance, and given they are only ground floor level openings, there would be no adverse impact on amenity.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard Time Limit
3. No Openings to East Elevation of Extension
4. Materials as stipulated in D&A Statement

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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: 24/03/2026

Authorised by: Jo Morin Date: 24.03.2026