

Development Management – Delegated Officer Report

Application Number: AWDM/1580/25

Recommendation: – REFUSE

Site: 10 Sussex Road Worthing West Sussex BN11 1DS

Proposal: Demolition of existing side extension. New side extension and street boundary wall.

Date of Site Visit: 10/02/2025

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site is located on the northern side of Sussex Road. The property is an end of terraced property with a small front garden and a rear garden. The property currently hosts structures on the side of the house.

The site is not within a conservation area nor is the property listed. There are no protected trees on site.

Proposal

The proposal relates to a ground floor side extension to the property. The extension would have a flat roof with two rooflights. The depth of the extension is proposed to be 6.6m in depth with a width of 2.7m filling the gap to the boundary with the wall of the extension creating the new boundary wall.

There is also a proposed new window in the rear elevation facing the applicant's rear garden.

In order to facilitate the extension, the existing small side structures would be removed.

Relevant Planning History:

PREAPP/0113/25 - Demolition of existing side extension and new side extension and street boundary wall. **Outcome:** It is not likely that a side extension in this location could be supported and would not be in accordance with Policy DM5 of the Local Plan.

Consultations

None

Neighbour Representations

None

Relevant Planning Policies:

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

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 site is relatively small with only a narrow gap between the house and side boundary and small front and rear gardens. The houses in this street have been designed so that the side wall of the application property is in line with the front of the terrace of houses to the north. Due to the nature of the application the side extension would be readily visible from within the street scene.

The proposal is to infill the narrow gap to the side of the host dwelling the side extension is considered be unduly prominent and would end up dominating the street scene. The Council's residential extensions SPG states that for side extensions "If your property is in a plot next to the junction with another road, you should take care not to breach the building line in this other road.". The extension would protrude past the front building line of the houses on Stanley Road and would appear obtrusive in views from the street. The impact of the side extension is exacerbated by its forming part of the boundary wall of the property.

It is appreciated that there is currently some building form in this area. From street view images it appears that these have evolved from a shed to a side extension somewhere between 2020 and 2024. The one located to the south of the existing side door has evolved over time from a small wood store style to a 1.8m protrusion. These do not appear to benefit from planning permission and it is not clear whether they would be immune from enforcement through passage of time. These cannot be considered to set a precedent for development past the building line as suggested in the Design and Access Statement.

The SPG also states "In order to ensure that your extension relates well to your house, its design should be consistent with your existing property's style and shape. If your extension will be visible from the street, it is important to ensure that the roof form of the extension is similar to that of the existing house". The flat roof does not match that of the existing building. However, the positioning means that the extension will dominate the street scene and cannot be considered to be subservient to the property. This is not considered to be mitigated by the materials matching the host property.

The proposal to create a boundary wall is acceptable in principle. The proposed rendered wall would match others in the vicinity.

Due to the impact on the visual amenity of the street and the dominant presence it is not considered that the side extension would be in accordance with policy DM5 of the Local Plan.

Residential Amenity

A potential extension to the side by virtue of its location will not have an impact on the properties to the east and west. The road creates separation to the neighbour to the west and the host property would prevent impacts on the neighbour to the east.

The rear fence has the potential to affect the neighbouring property at 2 Stanley Road as it would be in close proximity to their front windows. However, with the existing arrangement being high level fencing and a tree located within that properties boundary it is not considered that there would be a detrimental impact on the windows to the front of the neighbouring property (No.2 Stanley Road).

The additional window in the rear elevation would provide views over the rear garden of the application site which is considered to be acceptable due to the single storey nature. Thus the views from the window would not result in any overlooking to the neighbouring properties to the east or north.

As such the overall impact on the residential amenity of the neighbouring properties is considered to be minimal and therefore in accordance with the relevant policies of the Worthing Local Plan.

Recommendation:

REFUSE for the reason:-

The proposed extension by reason of its siting, height, form, massing and relationship to the boundary would appear incongruous within the streetscene detrimental to the appearance of the existing building, the street scene and local character contrary to Policy DM5 of the Worthing Local Plan 2023, the Council's SPG Extending Or Altering Your Home and the policies of the NPPF.

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: 10/02/2026

Authorised by: Louise Prew Date: 11/02/2026