

Development Management – Delegated Officer Report

Application Number: AWDM/0253/26

Recommendation: – APPROVE

Site: 21 Brendon Road Worthing West Sussex BN13 2PS

Proposal: Householder application for permitted development for prior approval for single storey extension to rear of property measuring 3.5m from rear wall of the original dwelling, maximum height 4m and height of eaves of the extension 2.8m

Date of Site Visit: 09/04/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site, 21 Brendon Road, is situated within an established residential area in Worthing. The area largely consists of two-storey semi-detached dwellings and bungalows. The property comprises a semi-detached two storey dwelling with a pitched roof. To the rear, the property benefits from a private garden enclosed by fencing. A single storey rear extension already exists at the property. A driveway runs down the left hand of the property, with a garage building being located at its end.

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

The application seeks a determination on whether Prior Approval is required for permitted development for a single storey rear extension to rear of property to replace the existing structure. Following amendment, the extension would measure 3.5m from rear wall of the original dwelling, with a maximum height 4m and eaves height of 2.8m. No windows are proposed on the side elevations.

Relevant Planning History:

No relevant planning history.

Consultations

None undertaken.

Neighbour Representations

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

Mr Gary Holmes- 23 Brendon Road Worthing West Sussex BN13 2PS:

"I have received notification of this planning application.

The details on the council website are rather vague, so I called the named office on the letter, Tom Westerman on two occasions, left a message and asked to be called back.... he has not returned my calls.

As a result, I do not have enough information....

The property already has an extension (which was there when I moved into my property) but there are no plans on the available documents to judge whether the proposed extension would be a similar size.

The available documents state a 4m extension from the rear wall, 4m high with 2.8m for the eaves. This would be significantly larger than the existing extension and, on that basis, I would have to object."

Planning Officer Response:

In response to the above objection, further plans were requested from the agent and subsequently provided. Following further discussions between the neighbours at No. 23 and the agent, the depth of the extension was reduced from 4m to 3.5m. Following this amendment, the above objection was resolved and therefore withdrawn.

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:

Schedule 2, Part 1, Class A, Condition A.4(7) of the Town & Country Planning (General Permitted Development) Order 2015 states that where any owner or occupier of any adjoining premises objects to the proposed development, the prior approval of the local planning authority is required as to the impact of the proposed development on the amenity of any adjoining premises..

Residential Amenity

The most affected neighbours are those to the sides at 23 Brendon Road and 19 Brendon Road.

23 Brendon Road

23 Brendon Road is attached to the south of the application site and comprises a two-storey semi-detached dwelling. The properties are separated by boundary fencing. Within the application site, an existing single-storey rear extension (approximately 3m in depth) is positioned directly adjacent to the boundary with No.23. The proposed development seeks to replace this existing extension.

The occupiers of No.23 originally objected to the proposals, which extended approximately 4m in depth (1m deeper than the existing extension). Following discussions, the proposed depth was reduced to 3.5m and drawings received confirming the form of the proposed roof. The objection has subsequently been withdrawn.

Although the proposed extension would remain adjacent to the boundary, it would only be approximately 0.5m deeper than the existing structure. As such, while there may be a limited additional impact on daylight and outlook to openings on the rear (east) elevation of No. 23, this impact would not be significant.

Furthermore, no openings are proposed that would directly face No. 23 which in terms of the potential for overlooking would be an enhancement.

As a result of the above, there would be no overlooking or loss of privacy to neighbours, and there would be no unacceptable loss of light.

19 Brendon Road

19 Brendon Road is situated to the north of the application site and comprises a two-storey semi-detached dwelling. The properties are separated by a combination of boundary fencing and garage structures along their respective driveways. No.19 also benefits from an existing single-storey rear extension. Given the separation distance, the screening provided by the intervening garages, the absence of openings facing towards No.19, and the fact that the proposed extension would extend only approximately 0.5m beyond the existing extension at the application site, the development would not result in any adverse impact on the amenity of the occupiers of No.19.

Recommendation:

APPROVE subject to condition(s): -

1. Drawing Numbers
2. Standard time limit
3. No openings to south side elevation of extension

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: 14/04/2026

Authorised by: Jo Morin

Date: 14.04.2026