

Development Management – Delegated Officer Report

Application Number: AWDM/0166/26 **Recommendation:** – APPROVE

Site: 19 Ashurst Drive Worthing West Sussex BN12 4SN

Proposal: Proposed rear / side extension

Date of Site Visit: 18/02/2026.

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site, 19 Ashurst Drive, is situated within an established residential area in Worthing. The property comprises a two-storey detached dwelling with a pitched roof. To the rear, the property benefits from a private garden enclosed by close-boarded fencing. A driveway runs down the left-hand side of the property, with a garage 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

Planning permission is sought for a single-storey rear/side extension.

The proposed extension would not project beyond the rear building line of the existing single-storey rear extension. However, it would increase the overall width of the single-storey rear extensions to approximately 8.04m.

The proposed extension would match the height of the existing single-storey rear extension. It is proposed to be a flat roof.

The extension is to be of face brick and tiles to match the existing dwelling. It is to contain 3.2m wide bifold doors on its rear (south) elevation. No windows are proposed on the sides of the new extension.

Relevant Planning History:

97/05043/FULL - SINGLE-STOREY REAR EXTENSION

STATUS: Conditional Consent 26th July 1997.

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 extension would be subsidiary in form and scale to the existing building and would be finished in face brick and tiles to match the existing building. Due to this, the extension relates well to the existing building and will not appear out of place. The flat roof matches the roof of the existing extension at the rear of the property.

The proposed extension is to the rear of the building. Distant views from the road may be possible at best. The addition of the extension will not appear visually out of keeping and will not detract from the character of the area.

Residential Amenity

The most affected neighbours are those to the sides at 17 Ashurst Drive and 21 Ashurst Drive.

17 Ashurst Drive

17 Ashurst Drive is located to the east of the application site and consists of a two-storey detached dwelling.

The properties are separated by low fencing. An existing extension exists in the garden of No.17. The proposed extension is not extending as far as No.17's extension, is single storey and at an acceptable separation distance. As such the proposed extension will have no impact on receipt of light.

No openings on the proposed extension will directly face 17 Ashurst Drive.

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

21 Ashurst Drive

21 Ashurst Drive is located to the west of the application site and comprises a two-storey detached dwelling, separated by fencing. It has been enlarged at the rear by a similar style extension (to the proposals).

The proposed extension is screened by the existing rear extension at the application site. It is not proposed to go beyond this depth, is single storey, no higher in height than the existing, and no openings are proposed to directly face No.21. As such, there would be no adverse impact on amenity.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials

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: 04/03/2026

Authorised by: Jo Morin Date: 04.03.2026