Expiry Date - 30/04/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0290/25 **Recommendation – APPROVE**

Site: **10 The Heights Worthing West Sussex BN14 0AW**

Proposal: **Single storey rear and side extension**

Date of site visit: 11/06/2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings
The site is located to the northern side of The Heights, within a residential area of Findon Valley. The property comprises a detached, single storey bungalow with brick elevations and to the rear there is a conservatory. The property is set deep into the site behind a low brick wall and garden with driveway. There is a small garden to the rear.

The property is not within a conservation area and is not a listed building.

Proposal
Planning permission is sought for a ground floor rear extension.

The extension would be full width and connect to the rear of the garage to the western side with a depth of 3m. Within the rear elevation there is proposed to be one large set of sliding doors and two pairs of French doors facing the rear garden. The roof on the proposed extension would be flat and go above the eaves of the host property at 2.65m.

The proposed extension would be finished in materials to match the existing building.

Relevant Planning History:

AWDM/0289/25 - Application for a Lawful Development Certificate for proposed rooms in roof consisting of hip to gable roof extension with rear dormer and roof lights. Application Approved.

Consultations:
None

Representations:
None received

Relevant Planning Policies
National Planning Policy Framework (2024)

National; Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)
Worthing Local Plan (2023) 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)

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
Due to the location of the proposed works to the rear there are not considered to be views available from within the public realm. The materials are proposed to match which complement the existing building and the scale is subservient due to the height of the extension.

There would be no significant adverse impact on the character of the property or the visual amenities of the locality as a result of this application.

Residential Amenity
The most affected properties are the neighbours to the sides at No. 9 and No. 11.

No. 11 is located to the west of the application site and won't be affected by the proposal due to the relationship with their own extension and extended garage on the boundary.

The property to the east, no. 9, would be the most affected by the proposal. The extension is separated from the side boundary of the neighbouring property by approximately 1m reducing the potential for an overbearing impact. The height and depth of the extension, the set back and the set back on the neighbours side allows for any overbearing to be mitigated to an extent that would not be demonstrable to the application. There are no windows proposed in the side wall of the extension, which ensures that there is no overlooking to the neighbouring property that would not already be available from within the site. A condition will be included to ensure no new windows are formed without planning permission.

The windows to the rear of the site overlook the applicants rear garden, with mature boundary screening there is not considered to be any unacceptable level of overlooking achieved. With significant depth to the site there is not considered to be any overlooking to the rear with the properties on Coombe Rise.

There would be no significant detrimental impact on the residential amenities of adjacent occupiers as a result of this proposal.

Recommendation

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APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No additional side windows

Informative

1. Approved without discussion

Is recommendation contrary to letter(s) of representation? N

Case Officer:	Finlay Gardner	Date: 19/08/2025
Authorised by:	Louise Prew	Date: 19/08/2025