Development Control – Delegated Officer Report

Application Number: AWDM/1018/25 **Recommendation – APPROVE**

Site: 18 Gainsborough Avenue Worthing West Sussex BN14 8QR

Proposal: First floor rear extension and new first floor fenestration

Date of site visit: 9 October 2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings
The site is located on the eastern side of Gainsborough Ave. It contains a two-storey detached building in use as a single dwelling. The site tapers to the rear forming a narrow garden.

The property is not within a conservation area and does not contain any listed buildings or structures. There are no TPO trees on the site.

Proposal

Permission is sought for a first-floor rear extension above the existing rear extension. The extension would have a pitched roof with hipped end. The proposed materials are a .

A new side window would be formed in the existing northern wall of the first-floor bedroom to allow for escape in the case of emergency.

Relevant Planning History:

08/0010/FULL: Construction of single storey extension rear. Permitted

Consultations: None.

Representations:

One representation was received:

Thank you so much for your kind advice today on phone. Please find the following comment that I made on the web site concerning above planning request made to you by 18 Gainsborough Avenue. First I commented on the AWC web site on 25th August and second time I commented again on 30th August on not being able to see my comment logged. I also left 2 messages on you number. I wish to object to one specific element of this application: the two proposed new first-floor windows on the north facing side elevation, as shown on drawing "SIDE (n)". These windows' proximity to our shared

boundary will directly overlook my bedroom and private rear garden, causing significant loss of privacy. This level of overlooking is contrary to planning policies designed to protect the amenity of neighbouring properties. While I do not object to the extension in principle, I request that a condition is imposed to resolve this specific issue. If planning permission is granted, I ask that the condition requires these windows to be: - Permanently fitted with obscure glazing (to Pilkington Level 5 or equivalent). - Non-opening, or with any opening part positioned at least 1.8m above the internal floor level. Imposing this standard planning condition would allow the development to proceed without causing demonstrable harm to the amenity of my home. I request you to consider our concern and do the needful which does not affect our privacy and amenity.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (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 first-floor extension would be visible in the streetscene from the north and south. While the extension dominates the rear façade of the building it is towards the rear of the site and the hipped roof set below the main ridge would help to complement the existing building.

There is concern with the proposed coloured composite horizontal cladding. While a colour has not been specified it would highly contrast with the main house. Composite cladding is not common in the area with traditional brick and render houses in the vicinity. Policy DM5 requires high quality architectural design, including materials, which enhances and respects the prevailing character of the area. The cladding would result in an extension which, although located to the rear, is by reason of its position towards the end of the street and alongside a bungalow, will be very visible and noticeable in the streetscene, particularly as it is located at first floor and has an open view from both the north, over garages, and from the south, over a single storey bungalow.

Applications for cladding have been refused in Worthing where they would introduce an incongruous material. Examples include at 73 Terringes Road (AWDM/0791/25) where an Inspector concluded that "The use of the grey coloured composite boarding for the gable end at roof level and for the rear dormer results in a stark and visually discordant addition to the house and

draws attention to the roof level. The materials which are at odds with the materials used for the rest of the house make the roof changes appear top heavy and over dominant in relation to the character and appearance of the existing dwelling".

A similar application for cement board cladding at 143 Palatine Road (AWDM/0837/24) was dismissed at appeal with the Inspector noting "The Council's Supplementary Planning Guidance (SPG) 'Extending or altering your home' explains that the facing materials of any extension should ideally match those used for the existing house. If identical materials are not available, the nearest possible alternative should be used and should match the originals in size, shape and texture. Whilst this is not an extension, the same principles apply. The cladding does not match the materials on the original dwelling, or reflect other materials in use locally, and thus it does not relate well to its context.".

The appeals related solely to the use of cladding on extensions. In both cases, it was found that the cladding drew attention to the extensions and was harmful to the buildings and wider context.

It is therefore considered that the development would benefit from matching materials as per the Council's SPG to reduce the visual amenity impact. A condition will be attached requiring that notwithstanding the approved plans, a condition is attached ensuring matching materials are used.

The side facing window would be of a similar design and is considered acceptable.

Residential Amenity

The main impacts will be on the properties to the north (156 to 160 Upper Brighton Road) and 16 Gainsborough Ave to the south.

156-160 Upper Brighton Road

The main concern for these properties is overlooking from the side facing windows. The applicant was asked to obscure glaze and fix shut the proposed side facing windows to remove overlooking impacts of these properties. As the window from the bedroom is required as a means of escape for building regulations it is not possible for this to be fixed shut. Instead, a restrictor will be required so that the window is unable to open more than 10 cm other than in an emergency when required for escape. The restriction will direct views towards the west with only an oblique angle visible towards Gainsborough Ave. This view would only be from a small section of the bedroom. It is considered that subject to appropriate conditions amenity impacts can be adequately controlled. Level 3 obscure glass is considered sufficient as per the requirements of permitted development.

16 Gainsborough Ave

The proposal introduces a lot of bulk in proximity to the boundary with no. 16. This property is a single storey bungalow which has been extended to the rear. The proposal would be located to the north which would not result in any overshadowing of this property. There would be some increase in the sense of enclosure felt to this property and there may be some loss of daylight to a north side facing window. The applicant has advised this window is a secondary window to the neighbours main living space. Given that this window is already adjacent to the two-storey element of the house the impacts are considered to be acceptable. The living space will still receive acceptable levels of daylight from the eastern facing windows.

A condition will be attached the ensure no additional windows are proposed in the walls of the extension to ensure that no additional overlooking would occur in the future.

Overall, the scheme is considered to adequately protect the residential amenity

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials to match
4. No openings to side elevations of extension
5. Bathroom window to be obscured glazed and fixed shut below 1.7m above finished floor level
6. Side facing bedroom window to be obscure glazed below 1.7 metres above finished floor level. The window shall be side hung and fitted permanently with a restrictor to ensure that it cannot be opened more than 10cm except in an emergency when required for escape

Informative

1. Approved following discussion

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

Case Officer: Louise Prew Date: 13/01/2025

Authorised by: Stephen Cantwell Date: 15th Jan 2025