

Development Management – Delegated Officer Report

Application Number: AWD/0648/26

Recommendation: – APPROVE

Site: 38 The Strand Worthing West Sussex BN12 6DN

Proposal: Single storey rear extension and raising of roof of rear part of existing attached garage (in connection with conversion to home office/bedroom).

Date of Site Visit: 09/07/2026.

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site, 38 The Strand, is situated within an established residential area in Worthing. The site comprises a two-storey detached dwelling with a pitched roof. The immediate locality is characterised predominantly by a combination of detached or semi-detached two-storey dwellings set within individual plots, typically with private rear gardens and short front driveways leading to garages. The application property also follows this pattern. Many of the properties nearby the application site have extended on their rear elevations. The local area is relatively verdant in character.

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 proposed single-storey rear extension and the raising of the roof of the rear part of the existing attached garage in connection with its conversion to a home office/bedroom.

The proposed rear extension will extend to a maximum depth of approximately 6.14m and will measure approximately 6.57m in width. It will feature a flat roof with a maximum height of approximately 2.84m. The roof of the rear part of the existing garage will also be raised to approximately 2.84m, in line with the proposed extension. The existing garage will not be extended any further into the rear garden.

The extension will be constructed in matching brickwork with a flat roof.

No side openings are proposed. Bifold doors are proposed on the rear (north) elevation. The existing door to the rear part of the garage will be replaced with new window openings.

The proposals have been amended since the original submission. The originally proposed extension extended across the full width of the site, including an extension to the rear of the garage. However, this element would have crossed over a public

sewer, and the drawings were subsequently amended to remove the part of the extension projecting from the rear of the garage.

Relevant Planning History:

No relevant planning history.

Consultations

Southern Water- First Consultation Response

“Thank you for your correspondence, please see our comments below regarding the above application.

Build over – close

The attached plan shows that the proposed development is being built over a public sewer or within 3m of a public sewer. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for the proposed development to be built close to the sewer. If the sewer in question is found to be no greater than 225mm in diameter and no deeper than 3 meters, the development may be allowed, subject to the following conditions:

- 1. No construction works parallel to the sewer within 500mm (in plan).*
- 2. Where within three metres, foundations depth to be taken down 150mm below the invert level of the sewer.*

The works will be subject to approval under the 'Declaration of Works' self-certification process.

It appears that the developer is intending to build close to a public foul sewer which is crossing the site. Building over a “public sewer” is not normally permitted by Southern Water. However, under certain circumstances building over a minor sewer may be allowed. The conditions and application associated with the build-over/close-to a public sewer are available at Southern Water's Get Connected service: <https://developerservices.southernwater.co.uk>.

Condition

In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.

S106 Connection application

Any new connections to the public sewerage system will require a Section 106 connection application to be submitted and approved by Southern Water Services. To make an application visit Southern Water's Get Connected service: <https://developerservices.southernwater.co.uk> and please read our New Connections Charging Arrangements documents which are available on our website via the

following link: <https://www.southernwater.co.uk/developing-building/connection-charging-arrangements>

Please note that, where there are separate systems available, Southern Water will not allow surface water to connect into the public foul sewer. If this is not possible, please provide evidence that all other options have been explored."

Planning Officer Comments: Following changes to the proposed plans, the proposed extension is no longer to be built over a public sewer. Southern Water was notified of the amendment, but no further comments have been received. In view of the amended siting of the extension the condition recommended by SW is not considered justifiable. However, an informative can be added to the decision notice advising the Applicant to seek further advice and clarification from SW regarding any required protection measures.

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 brickwork to match the existing building. As such, the extension would relate well to the existing building and would not appear out of place. The flat roof is considered acceptable given the modest scale of the extension.

The proposed extension is located to the rear of the building and, at most, only glimpsed views of it would be visible from the road. The addition would not appear visually out of keeping and would not detract from the character of the area, particularly given that other properties in the street have extensions to their rear elevations.

Although the roof of the rear part of the garage would be raised above the existing roof level, the increase in height would be relatively limited and the roof would remain flat. Overall, the proposed works are considered to be visually acceptable.

Residential Amenity

The neighbouring properties most affected by the proposed development are those immediately adjacent at 40 The Strand (to the west) and 36 The Strand (to the east).

40 The Strand

40 The Strand is located to the west of the application site and consists of a two-storey detached dwelling. The properties are separated by a combination of garages, walls, vegetation and fencing.

The existing garages help to provide separation between the proposed extension and No.40. As such, the proposed extension as amended would not be located close to the boundary with No.40. No window openings to the dwelling would be directly affected by the proposed extension. The neighbouring conservatory is the only opening that could potentially be affected; however, this is also separated from the proposed extension by the space occupied by the garages.

Moreover, the proposed extension would contain no side-facing openings and would be single-storey in scale. Although the existing garden outbuilding, which provides some additional screening, would be removed, the separation provided by the garages, together with the existing vegetation, would continue to provide a significant degree of screening. Given the separation distance, single-storey scale and lack of side-facing openings, the proposed extension would not result in overlooking or a loss of privacy. Its impact on the receipt of light and outlook from the conservatory would also not be severe.

Although the roof of the garage is proposed to be raised slightly, the proposed garage alterations would not result in an unacceptable impact on the residential amenity of the occupiers of No.40.

Overall, the proposed development would not result in an unacceptable impact on the residential amenity of the occupiers of No.40.

36 The Strand

36 The Strand is located to the east of the application site and consists of a two-storey detached dwelling.

No.36 contains an existing extension that projects into its rear garden. This extension contains no side-facing openings that could be affected by the proposed development. Furthermore, the proposed extension would contain no side-facing openings.

In addition to the existing extension, a significant amount of vegetation separates the properties and provides a large degree of screening. There is also a conservatory extending from the eastern side of the neighbouring extension. However, this is located further away from the boundary with the application site and, given the existing screening, would not be adversely affected by the proposals.

Given the lack of openings that would be affected, the absence of side-facing openings on the proposed extension, the existing screening provided by the vegetation and the single-storey scale of the proposed extension, the development would not result in

overlooking or a loss of privacy to the occupiers of No.36. There would also be no unacceptable loss of light or adverse impact on outlook.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to side elevations of extension

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.

SW Advice

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

Case Officer: Tom Westerman Date: 17/08/2026

Authorised by: Jo Morin Date: 17.08.2026