

Development Management – Delegated Officer Report

Application Number: AWDM/0610/26

Recommendation: – APPROVE

Site: 21 Shandon Road Worthing West Sussex BN14 9DY

Proposal: Single storey rear extension.

Date of Site Visit: 23/07/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application site is located on the western side of Shandon Road opposite Shandon Gardens. No. 21 is located on the end of the terrace, to the north of the site there is an access to the parking/access area to the rear. To the rear of the site there is a rear garden, there is a shed to the far end. The house has an existing rear extension that has a depth of 2.75m with a maximum height of 2.9m with an eaves height at 2.5m.

The site is not within a conservation area, nor is the site listed. There are no TPO's that would be affected by the developments.

Proposal

The proposal relates to the removal of the existing extension with a replacement for a larger one. The new extension is to be 4m in depth and have a maximum height of 3.75m and 2.85m eaves height. Within the rear elevation there is proposed to be a set of sliding doors and within the roof there is a pair of velux windows. There are no windows in the side elevations of the extension.

Relevant Planning History:

None

Consultations

WSP In The UK

Following a review of the submitted information, we have no objection on surface water grounds. Due to the site, size, location, and type of development we would recommend the approval of the application with the following informative attached:

Informative 1: The applicant must follow the drainage hierarchy of preference. Due to the size and location of the development, an infiltration test should be carried out in accordance with the Part H2, paragraph 1.34 to 1.37 of the Building Regulations (https://assets.publishing.service.gov.uk/media/5a80cf9ded915d74e33fc8ae/BR_PD_F_AD_H_2015.pdf). This rate should then be put into the calculation in Part H3, paragraph 3.28. Following this the applicant can use the free tools at <https://www.uksuds.com/> to size the soakaway for the 1 in 100 (1%) plus 45% CC event.

If infiltration fails, the same links should be used to size attenuation storage to ensure surface water runoff does not increase from the existing discharge rate.

To obtain the relevant rainfall data the applicant can visit <https://fehweb.ceh.ac.uk/> to download the point data for their site and input the csv file into the tools above.

Southern Water

Following the weekly list sent on 15th June 2026, Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue and no Southern Water assets will be affected. Therefore, Southern Water has no objections to this proposal.

Please note, surface water should not be disposed of into a public foul sewer and must comply with the Hierarchy of H3 of the Building Regulations. For more details, refer to the Drainage and Waste Disposal: Approved Document H on the GOV.UK website.

Any new connections to the public sewerage system will require a New Sewer Connection application (also known as a Section 106) to be submitted and approved by Southern Water.

Due to legislative changes effective from 1st October 2011 regarding the ownership of sewers, it is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any works commence on site. If this happens, please call our Customer Service Desk on 0330 303 0119.

Neighbour Representations

None

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

Due to the location of the proposed extension to the rear there is not considered to be a significant impact on the street scene. However, with the access road to the side of the site it will be visible from the public realm and therefore needs to be considered carefully.

With the proposed materials to match the existing property it is considered that there is a cohesion between the proposal and the host property. The scale of the proposal is considered to be subservient in form to the host with the depth being at 4m which is

acceptable. The height is greater than the existing and the neighbouring properties extension but it is not considered to dominate the visual amenity of the site and therefore is acceptable in terms of Policy DM5 of the Worthing Local Plan.

Residential Amenity

Due to the location of the proposed development the extension will be separated from the property to the north, 23 Shandon Road, by an access road to the side meaning there is no overbearing or overshadowing achieved from the proposal.

The neighbouring property to the south, 19 Shandon Road, has their own rear extension. While the extension is deeper than the neighbours, it does not intersect the 45 degrees taken from the neighbouring rear extensions windows so would not adversely affect daylight. The location of the extension to the north means that the movement of the sun would not cause overshadowing. The additional depth is not considered to have any adverse overbearing impact.

With the separation to the rear there is not considered to be any unacceptable interlooking or overlooking achieved from the proposed development. The omission of windows in the side elevations ensures that there is no overlooking to the neighbouring properties on either side.

As such it is considered that the proposal is acceptable and in accordance with Policy DM5 of the Worthing Local Plan.

Flooding

The site is within an area at future risk of surface water flooding 1 in 1000 at a depth of 150-300mm. The applicant has submitted a FRA. WSP has no objection subject to informatives.

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.

WSP informative

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

Case Officer: Finlay Gardner Date: 27/07/2026

Authorised by: Louise Prew Date: 27/07/2026