Expiry Date - 28/04/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0268/25 Recommendation – APPROVE

Site: 209 Findon Road Worthing West Sussex BN14 0EP

Proposal: Single storey rear extension.

Date of site visit: 06/06/2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings
The site is located to the west side of Findon Road, within a residential area of Findon Road. The property comprises a detached, 1.5 storey bungalow with brick elevations and to the rear there is a box dormer which has been approved under a previous certificate of lawfulness. The property is set back from the road behind a low brick wall and driveway. There is a large mature 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 with a depth of 4m. Within the rear elevation there is proposed to be one large set of bifolding 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/1606/22 - Application for Certificate of Lawfulness for proposed loft conversion including rear dormer, front roof light and side windows. 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. 207 and No. 211.

No. 207 is located to the south of the application site and won’t be affected by the proposal due to the existing extension and relationship with their own extension and outbuilding.

The property to the north, no. 211, would be the most affected by the proposal. 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. The extension is separated from the side boundary of the neighbouring property by approximately 2.2m reducing the potential for an overbearing impact. This paired with the separation distance on the other side allows for the overbearing to be mitigated to an extent that would not be demonstrable to the application.

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 Vale Avenue.

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

Recommendation

APPROVE subject to Conditions:-

Expiry Date - 28/04/2025

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

Informative

1. Approved without discussion

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

Case Officer:	Finlay Gardner	Date: 06/06/2025
Authorised by:	Louise Prew	Date: 06/06/2025