Expiry Date - 30/09/2025
Extension of Time - 22/10/2025

Development Management – Delegated Officer Report

Application Number: AWDM/1003/25 Recommendation: – APPROVE

Site: 26 Canterbury Road Worthing West Sussex BN13 1AE

Proposal: Rooms in roof with L-shaped rear/side dormer

Date of Site Visit: 19/09/2025

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site is located to the north side of Canterbury Road within a predominantly residential area of Worthing and to the west of the Tarring Road Medium Scale Local Centre. The property comprises a semi-detached, two storey house with banded render to the lower elevations and brick to the upper elevations, with a two-storey bay to the front and an outrigger to the rear with rendered elevations, beneath a tiled pitched roof. The property is set back from the pavement behind a low flint and render wall and small front garden. There is a long garden to the rear of the property.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

Planning permission is sought for a loft conversion with L-shaped dormer to the side/rear.

The dormer to the rear roofslope would measure 3.8m deep x 5.4m wide x 2.4m high with a window to the east side and rear. This dormer would adjoin the dormer proposed to the east side roofslope of the rear outrigger measuring 3.8m deep x 5m wide x 2.5m high. The side dormer would have 3 windows to the east side and a window to the rear.

The dormers would be finished in plain tiles to match the colour of the existing roof tiles, all side windows would be obscure glazed and fixed shut below 1.7m from finished floor level. The dormers would be a minimum of 200mm from eaves level and do not exceed the highest part of the main ridge. The total combined volume for the dormers is 48.37m3.

The application has been amended to adhere to permitted development entitlements for roof enlargements. The amended proposal significantly reduces the width of the side dormer by about 2.5m.

Relevant Planning History:

No.16 Canterbury Road - AWDM/1089/21 - Application for a Lawful Development Certificate for Proposed rooms in roof consisting of rear and side dormers – Approved 31.08.2021

Consultations

None required

Neighbour Representations

One letter of objection from adjacent neighbour as summarised below:

The impact of loss of light to our property, for 6 months of the year direct sunlight falls into the north facing end of our property when the sun is high enough to reach over the neighbour's roof. If the original slanted roof is changed to a box profile as proposed we would not benefit from direct sunlight and light levels would be greatly reduced. Sitting in our middle room we currently enjoy natural light and can see the sky, with the proposed extension we would only be able to see the building cutting out our light.

The proposed windows are not obscure glass causing loss of privacy and overlooking in our home and garden.

Noise and disruption from construction and lack of room for scaffolding would impact access to our property. We would need fully unobstructed access to our property.

There is already insufficient parking for this property so increasing capacity for further occupants will compound parking issues and traffic on an already busy bus route.

Not only would light be obliterated inside but our seating and washing drying area outside, would be in shade for the majority of the day compared to now.

A response to the above objection was received from the applicant:

I am the home owner of the proposed application. I just wanted to offer a counter to the objection raised by number 24.

While I sympathise with the light related points raised, I would like to counter that the habitable ground floor room cited (kitchen diner), and the corresponding side window which would be impacted by our build do also have additional large rear facing windows which bring light into the space.

We feel the 5m separation between the properties should reduce any potential shadowing caused, though it can't be argued that there will be no impact at all. We appreciate change is never welcome, though is inevitable over time.

One of the various reasons we seek to fully maximise space in this application is in anticipation for my partner's disabled brother to come and live at our home in the future.

Additionally we have a growing family, and aging parents that we are keen to have stay with us when needed.

Ultimately the light situation would be no worse (and arguably much better) than those found at properties like ours, and number 30 who are on the 'right hand side' of the semi detach.

It should also be noted, that if his application is unsuccessful we will still proceed with a similar permitted development build which would be very similar in size and shape, but 2.3m shorter at that rear- so 70-80% of side shadowing element of this will happen regardless- I must be frank on this point.

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 dormer is to the rear of the building and whilst it would not be visible from the road to the front due to the narrow spacing between houses, views are possible through the gap in buildings to the rear from Ethelred Road. These views are currently partially obscured by a tree to the rear of the site however there is no tree protection order for this tree and its retention cannot be guaranteed. Without this tree the rear elevation of No.26 would be clearly visible from the road behind.

The original scheme included a dormer that extended almost the full length of the rear outrigger, and together with the flat roof design, projection above the outrigger roof and excessive scale, this was considered to be contrary to policy DM5 and the Council's SPG – Extending or Altering your home and was unacceptable. This visual impact was also exacerbated by the proposed windows which did not follow the vertical lines or proportions of the windows below, adding to the top-heavy appearance.

The agent was advised to amend the scheme. The amended proposals result in a significant reduction in scale and lessened the visual impact of the development. The fact that the proposals are now consistent with permitted development entitlements for the property is a material consideration of substantial weight such that refusal would no longer be justified.

Residential Amenity

The most affected neighbours are those to the side at No.24 and to the rear at the flats at Quendale Court, Ethelred Road.

No.24 is located to the east side of the application site and is a mirror image of No.26, with a rear outrigger extending to the same depth. The original proposal included a dormer to the east side of the roof that would have extended the full length of the roof. At this scale the dormer would have been likely to detrimentally affect light to the neighbour's side facing windows. The reduced length of this dormer as now proposed would reduce this impact and although some impact would remain, the fact that the same could be constructed under permitted development is a material consideration. There would be no benefit in asking for further reductions when the same development could be constructed without the need for planning permission. Compliance with permitted development requires that all side windows at upper floor level must be obscure glazed and also fixed shut below 1.7m from finished floor level. These requirements will prevent overlooking and loss of privacy to the neighbour's property.

The rear facing windows to the dormer would not significantly increase overlooking to the neighbouring properties over and above that existing from the openings already present in the rear elevations of the property.

No.28 is the adjoining property to the west and would not be adversely affected by the proposal.

The flats to the rear are over 30m from the proposed dormer and at this distance would not suffer any significant overlooking or loss of privacy.

For the reasons above, there is not considered to be a significant detrimental impact on residential amenity resulting from this proposal that could be carried out under permitted development and would comply fully with the requirements designed to protect residential amenity. In arriving at this decision substantial weight has been given to the fact that the same development could be carried out as permitted development.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching tiles
4. Openings to east side elevations of dormers to be obscure glazed and fixed shut below 1.7m from FFL
5. No additional openings to east side of dormer

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has

been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Amanda Haslett Date: 20/10/25

Authorised by: Jo Morin Date: 20.10.2025