

Development Management – Delegated Officer Report

Application Number: AWDM/0632/26

Recommendation: – APPROVE

Site: 35 Rackham Road Worthing West Sussex BN13 1LW

Proposal: Proposed rooms in roof with hip-to-gable roof extension to North, dormer to West elevation, rooflights to East elevation.

Date of Site Visit: 02.07.2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application relates to a modest-sized, brick-built, hipped-roof semi-detached bungalow occupying a corner plot at the junction of Rackham Road with Rackham Close, within an established residential suburb of the town. The roadside elevations are set back behind an L-shaped front garden enclosed by a low brick wall. The bungalow has been enlarged at the rear (west) by a 'crown' roof extension, beyond which is a modest-sized rear garden enclosed by fencing.

A driveway and garage to the side of No.37 Rackham Road adjoins to the west. Attached to the south is 17 Rackham Close, the other half of the semi-detached pair.

The site is not listed or locally listed or within a conservation area. There are no TPO trees on the site.

Proposal

The application, which has been amended following negotiation, proposes a hip-to-gable roof extension on the north side, with a rear dormer on the rear (west) elevation. The latter has been reduced in width compared to the initial submission and would be 6.05m wide x 2.5m high x 3.35m deep, positioned 0.7m below the roof ridge. The roof enlargements would be finished in vertical tile hanging to match the main roof. 3no rooflights are proposed in the front (east) elevation.

A front (east) dormer initially proposed has been omitted from the application.

Relevant Planning History:

AWDM/1222/24 - Demolition of existing garage and erection of single storey rear extension

STATUS: Application Permitted 20th November 2024 – Implemented.

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

Owing to the siting of this property on a corner plot the proposed hip to side gable roof extension and rear dormer would be highly visible in the street scene.

Rackham Road and Rackham Close are characterised by semi-detached pairs of hipped roof bungalows. While the bungalows differ in their detailed design, their hipped roof forms result in a strong sense of visual cohesion. The proposed roof enlargements would be somewhat at odds with this existing character.

Nearby, 1 Rackham Close is one of the few examples of a gabled roof form plus large rear dormer. Here, a retrospective application for a hip-to-side gable and rear dormer was refused (and an appeal dismissed) under AWDM/1268/14. However, it was subsequently deemed not expedient to take any enforcement action in respect of the roof enlargements on the basis their combined cubic volume only marginally exceeded the 'permitted development' entitlement of 50m³. In the current case, the cubic volume of the proposed roof enlargements (as amended) is just under 50m³. The 'fall-back' position is a material consideration of some weight and in the circumstances it is considered it would not be justified to refuse the amended application.

[In negotiating the removal of the front (east) dormer the Agent questioned the officer opinion regarding the 'principal' elevation of the bungalow being that fronting Rackham Close given the addressing of the bungalow in Rackham Road. However, the officer opinion is consistent with the approach to the submission and determination of recent AWDM/1222/24 as a 'rear' extension.]

Residential Amenity

The most affected properties are those adjoining to the south and west.

Bearing in mind the orientation of the application property and the proposed rear dormer to the north of No.17, it is not considered there would be any adverse impact on the receipt of light to or outlook from the ground-floor rear windows of this bungalow.

To the west, No.37 has been enlarged by a rear box dormer and modest pitched-roof side dormer. The latter is situated relatively high up on the roof with a narrow, 'slot' window. Along with the main entrance door, there are a number of windows in the

ground-floor flank elevation, which records show serve a bathroom and WC plus kitchen window further towards the rear. Views of the latter are obscured by the siting of the detached garage to the east of the bungalow. 3no windows including large French windows with a Juliet balcony would overlook the rear garden of application property facing toward the side of No.37 at a separation distance of approximately 14m. In view of the non-habitable nature of the windows in the side of No.37 and the high-level, narrow slot design of the side dormer window, it is considered the effects of overlooking would not be severe or result in an unacceptable loss of privacy. The impacts are no worse than could arise under the above-mentioned fall-back situation.

There would be no adverse neighbour impacts arising from the proposed hip-to-side gable or front rooflights.

Recommendation:

APPROVE subject to condition(s):-

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

Informative

Pro Active Amendment

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

Case Officer: Jo Morin Date: 14.07.2026

Authorised by: Louise Prew Date:14/07/2026