

Development Management – Delegated Officer Report

Application Number: AWDM/0074/26

Recommendation: – APPROVE

Site: 29 Salvington Hill Worthing West Sussex BN13 3AZ

Proposal: Single storey extension to North side, replacement of front porch, application of render and cladding to exterior walls

Date of Site Visit: 04/02/2026.

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site, 29 Salvington Hill, is situated in an established residential area in Worthing, which contains a mix of house types and style although external materials and finishes are generally traditional in appearance. The property comprises a two-storey detached dwelling with a plain tiled, pitched roof. The elevations consist of brick at ground-floor with rough render on the first floor. A partially open, tiled roof porch with decorative timber columns is located at the front (East) of the property, set in front of a long driveway and front garden area accessed via a gate. A private garden is situated to the rear of the property.

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 the erection of a single-storey extension to the northern (side) elevation, the replacement of the existing front porch, and the application of render and cladding to the external walls of the dwelling.

The proposed single-storey extension would extend approximately 2.63m from the northern (side) elevation. It would measure approximately 7.32m in length and approximately 3.9m in height. The extension would be constructed using render and tiles, with a lean-to roof incorporating rooflights.

The proposed porch would be located on the eastern (front) elevation and would be timber-framed. It would incorporate a tiled, lean-to roof with front gable feature supported on squared timber posts with brick plinths. The porch would measure approximately 3.71m in height, 5.86m in width, and 1.24m in depth.

Render is proposed to be applied to the north (side), south (side), west (rear) and ground-floor front (East) elevations in place of the existing brickwork. Cladding is proposed on the first-floor East (front) elevation. New windows are proposed on the rear (west) elevation and are proposed to match the existing windows on the property.

Relevant Planning History:

AWDM/1188/22 - Re-modelling of existing house including two storey side extension, single storey front extension, alterations to fenestration and application of render and hanging tiles to building.

STATUS: Application Permitted 30th September 2022 - Lapsed without implementation.

Consultations

WSP

“Thank you for your consultation on the above site. We have reviewed the application as the drainage consultant acting on behalf of the Council and wish to make the following comments.

The applicant is applying for a single storey extension to North side, replacement of front porch, application of render and cladding to exterior walls. The application is to Worthing Borough Council.

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, the infiltration test should be carried out in accordance with the Part H of the Building Regulations (https://assets.publishing.service.gov.uk/media/5a80cf9ded915d74e33fc8ae/BR_PD_F_AD_H_2015.pdf Percolation test for infiltration rate H2 para. 1.34 to 1.37) The rate should then be put into the calculation in H3 para. 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 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.”

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 side extension would be subsidiary in form and scale to the existing dwelling, set well back from the front elevation and finished in render to match the wider proposed external treatment of the building. As such, the extension would relate well to the host dwelling and would not appear out of place. The proposed lean-to roof is considered acceptable despite the shallower angle of pitch compared to the existing roof.

The extension would be located to the side of the dwelling, fronting Cherry Walk which is on higher ground. Boundary fencing separates this part of the site from the road. Bearing in mind the difference in ground levels, combined with its single-storey scale, the extension would not appear overly dominant notwithstanding its siting well forward (North) of the front of the dwellings fronting the south side of Cherry Walk.

The proposed porch would replace an existing porch that is currently in poor condition. The replacement porch would be only marginally larger than the existing structure. Its timber frame and tiled false-pitched roof are considered visually appropriate. The porch is located at a considerable distance from the highway and is separated from it by the driveway, hedgerows, and a gate. As such, only limited glimpsed views would be available from the road and no adverse visual impacts are anticipated.

In terms of materials, the use of render is considered acceptable given that the existing first floor of the dwelling already incorporates rendered finishes. Clarification on the details of the proposed cladding has been sought from the Agent. However, the Applicant has not made a final decision on the matter. Concerns have been expressed that the introduction of modern, horizontal composite cement boarding is unlikely to be supported here as it would appear at odds with largely traditional materials and finishes which characterise this area. Following discussions a compromise has been reached requiring details of a traditional lapped cladding to be agreed (including the material, finish, colour and profile) by condition prior to installation.

Residential Amenity

The neighbouring properties most likely to be affected by the proposed development are Cherry Trees to the north, 27 Salvington Hill to the south, and Pavia, Cherry Walk to the west.

Cherry Trees

Cherry Trees is a two-storey semi-detached dwelling located on the opposite side (north) of Cherry Walk. The proposed side extension would face towards this property. However, the extension would be separated from Cherry Trees by both the road and boundary fencing, and given its single-storey scale, and siting on lower ground, it would not result in any loss of light, outlook, or privacy for the occupants of Cherry Trees.

27 Salvington Hill

27 Salvington Hill is a two-storey dwelling located immediately to the south of the application site. The proposed side extension would not be visible from this property. Whilst the replacement porch and application of new render would be visible from No. 27, these works are minor in nature and would not result in any loss of light, outlook, or privacy for the occupants of 27 Salvington Hill.

Pavia Cherry Walk

Pavia Cherry Walk is a detached bungalow located to the west of the application site. The proposed extension would be sited well (North) of the front of this dwelling. Changes to the first-floor fenestration in the West elevation of the existing house facing toward Pavia would be carried out as permitted development.

Recommendation:

APPROVE subject to condition(s): -

1. Drawing Numbers
2. Standard Time Limit
3. Materials as Stipulated on Drawings
4. Cladding Material and Finish to be Agreed

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.

WSP Informative

The applicant must follow the drainage hierarchy of preference. Due to the size and location of the development, the infiltration test should be carried out in accordance with the Part H of the Building Regulations

(https://assets.publishing.service.gov.uk/media/5a80cf9ded915d74e33fc8ae/BR_PD_F_AD_H_2015.pdf. Percolation test for infiltration rate H2 para. 1.34 to 1.37) The rate should then be put into the calculation in H3 para. 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 CC event.

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

Case Officer: Tom Westerman Date: 11/03/2026

Authorised by: Jo Morin Date: 11.03.2026