

Development Management – Delegated Officer Report

Application Number: AWDM/0153/26 **Recommendation:** – APPROVE

Site: 14 Angus Road Worthing West Sussex BN12 4BL

Proposal: Proposed single storey rear and side extensions

Date of Site Visit: 18.02.2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application relates to a detached, 1930s-style house located on the south side of Angus Road. It has rendered elevations under a tiled, hipped roof and is set back behind a relatively deep, hard surfaced frontage used for off-street parking. There is a reasonable sized garden to the rear enclosed by fencing supplemented by perimeter hedge/shrub planting. It has been enlarged at the side and rear by single-storey extensions.

Adjoining the site on either side are similar-style detached houses, but 'handed' in design. A shared, unsurfaced access between Nos 14 and 16 gives access to the respective rear gardens.

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

Proposal

Permission is sought for a single-storey rear extension attached to the West side of the existing rear extension and extending to the same depth of 3.65m. It would have a flat roof 3.3m high (to match the existing). A skylight (1.5m x 3m) would be positioned centrally within the enlarged flat roof. The extension would be finished in render above a shallow brick plinth, with bi-fold doors (3.2m wide) in the rear elevation and steps down to a patio.

In addition, permission is sought to rebuild the existing side extension, infilling the narrow passageway between the side of the house and East site boundary. It would be 8.5m deep and 1.1m wide with a flat roof 3m high, the latter incorporating 4no 0.9 x 0.45m roof lights positioned along its length. The elevations of the extension would be finished in composite cladding.

Relevant Planning History: None.

Consultations: None undertaken.

Representations: One objection has been received from the occupier of 10 Lancaster Road (to the rear) commenting that the proposed extension with large bi-fold doors and patio area will bring the recreation space further into the garden and closer to their property. They state they are already subjected to music being played throughout the day and late into the night when the weather allows patio doors and windows to be open. The dividing wooden fence and few shrubs alongside provides very limited screening against noise.

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 rear infill extension is subsidiary in scale and form to the host dwelling. Glimpsed views of it may be possible through the gap between Nos 14 and 16. Use of matching materials will help it to integrate with the appearance of the existing house. It will not appear out of keeping or visually dominate the dwelling or the street scene.

The proposed side extension will replace the existing structure infilling the narrow passage to the west side of the dwelling. The flank wall of the front part currently abuts the site boundary, accommodating a small shower room with a window facing the neighbour. The single-skin construction of this part is finished in painted render with a wedge-shaped end panel to the polycarbonate lean-to roof. The rear part is constructed in UPVC and used as a store. The proposed replacement would have a similar footprint comprising a WC, utility room and store to the rear. Owing to the limited space available a timber-framed construction is proposed, to be clad externally in composite boarding. The appearance would notably differ from the external materials of the existing house. However, the front of the side extension will be set back 4m from the front elevation of the house, behind a gated, wall feature (paired with No.12). The preference would be for the external finishes of the side extension to complement those of the existing house in accordance with the above SPG and LP policy DM5. However, it is argued that there is insufficient room in the narrow space available for a blockwork cavity wall construction necessary to facilitate a rendered exterior. An additional elevation drawing has been provided demonstrating the retention of the above-mentioned gated wall feature, which will largely screen views of the side addition (as at present). Although the flat roof of the rebuilt structure will be taller than existing and visible above the wall, given the modest, ancillary appearance of the proposed structure, and its set-back position, it is considered the impact on the appearance of the house and the character of the surrounding area would not be so severe to warrant refusal on grounds of visual harm.

Residential Amenity

The most affected properties are those on either side and to the rear.

No.12 to the west is similar in style, layout and design to the application property. It has been enlarged by a full width single-storey rear extension. There are no windows serving habitable rooms in the flank wall of No.12. A narrow gap/passageway separates the latter from the common site boundary. The siting of the proposed replacement side extension is similar to the existing structure. Although the proposed flat roof will be taller than the existing lean-to roof it will have no adverse effect on the amenities of No.12. Unlike the current structure, there are no windows proposed in the East wall of the extension. This will result in some improvement for this neighbour by removing an existing opportunity for overlooking sited close to the common boundary.

To the West. No.16 has been enlarged by a modest, 2-storey rear extension. It has a hipped and pitched roof which harmonises with the composition of the main dwelling. The proposed infill rear extension will extend slightly deeper into the rear garden than the neighbour's extension, but not significantly so. There are no windows proposed in the side of the extension, nor any windows in the East side of neighbour's extension. There would be no adverse effects on the amenities of this neighbour.

Properties in Lancaster Road lie to the rear of the site. These are mostly detached chalet houses, but also some 2-storey detached houses and bungalows. Dwelling plots are typically wider than those in Angus Road. The back garden of No.10, a bungalow, is to the rear of the application site and also spans across most of the rear of No.16. A rear garden depth of approximately 10m deep will be retained to the rear of the proposed extension. Given the orientation of the application property to the north of No.10, there will be no adverse effects on light or outlook. Concerns about noise emanating from the proposed bi-fold door opening and patio are noted. However, this type/size of door opening in the rear of an extension is not unusual in a domestic setting and there is no reason to believe it would give rise to adverse noise impacts for the neighbour. The neighbour has recourse to pursue a complaint about existing noise nuisance through other legislation (the Environmental Protection Act 1990).

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Materials as stipulated. No other elevation, or parts thereof to be externally clad
4. Existing gated wall shown on Dwg WG-322—03 to be retained.
5. No openings to side elevations of extensions

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.

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

Case Officer: Jo Morin Date: 09.03.2026

Authorised by: Louise Prew Date: 10/03/2026