Expiry Date - 28/03/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0010/25 Recommendation – APPROVE

Site: 9 Cissbury Gardens Worthing West Sussex BN14 0DX

Proposal: Single storey side and rear wraparound extension including extension of existing garage.

Date of site visit: 18.02.25

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application site is a detached hipped roof bungalow, situated on the west side of Cissbury Gardens. The property has an attached garage to the northern side and single storey extension to the rear.

The property is set back from the road with a low wall to the frontage. There is a driveway to northern side.

The immediate area is characterised by detached bungalows some of which have extended into the roof space.

The site is not a Listed Building or within a Conservation Area.

Proposal

The application proposes a single storey side and rear extension which wraps round the north - west corner.

The application would involve extending the garage to the north by approx. 1.7m providing a gap of approx. 0.66m to the northern boundary and continuing the extension to the west, which is set in slightly further from the northern boundary to 1m, wrapping around the corner and extending to the depth of the existing extension on the south west corner of the property.

The extension would have a skirt pitched roof with a flat top with roof light windows and a roof lantern.

The extension would have a utility room door in the northern elevation and windows and doors in the west elevation.

There is a separate application for the hip to gable roof extension and dormer.

Materials to match existing.

Relevant Planning History:

AWDM/0011/25- Application for a Lawful Development Certificate for proposed roof extensions including hip to gable ends, rear dormer and front rooflights- Pending

Consultations:

None undertaken

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

Cissbury Gardens comprises a residential road of primarily bungalows, set away from the road with low walling to the front. The properties tend to have hipped roofs and a forward projection although some have extended into the roof.

The application site comprises a bungalow at a lower level to the road and set back, it has a low wall to the front and a driveway to the northern side to an attached garage. The garage has a flat roof and is set off the northern boundary. At the rear the property has been extended.

The proposed extension would be to the side and rear. The side extension would be visible from the road. The side extension would extend the existing garage to the side and have a pitched roof with a flat top. A gap of approx. 0.66m would be maintained to the boundary. The extension would not be unduly prominent and its design is appropriate for the dwelling and the character of the area.

The property is situated in a good sized plot and the extensions would be of an appropriate size for the dwelling.

Residential Amenity

The most effected properties are 7 and 11 Cissbury Gardens

In terms of the impact on No 11, this property is situated to the north, it is set back further from the road and has its garage nearest to the boundary with No 9, and the garage is set back.

The proposed extension would be closer to the boundary, within 0.66m at its closest point. Although the proposed extension would be south of this property, in view of the garage to this property being closest to the boundary and any habitable windows for this property set well off the boundary, it is not considered the extension would cause detrimental loss of light or visual impact to this property.

The application proposes a utility room door to the proposed northern elevation which would face the boundary. This would look onto a close boarded fence of various heights on the boundary (approx. 1.8m) and with a garage wall closest to the boundary it is not considered the proposal would cause detrimental overlooking of No 11. The rear windows to the proposed extension would face west into the garden.

With regards to No 7, this property is to the south side, with the proposed extensions being to the north-west corner away from No 7, it is not therefore considered that there would be an impact on this property from the proposed single storey extensions.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to side elevations of extension

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.

The applicant is advised that as noted on the approved plans, the roof extensions shown on the proposed plans are not authorised by this planning permission.

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

Case Officer: Jackie Fox Date: 05.03.25

Authorised by: Louise Prew Date: 11/03/2025