Expiry Date - 29/12/2025
Extension of Time -

Development Management – Delegated Officer Report

Application Number: AWDM/1370/25 **Recommendation: – APPROVE**

Site: **18 Guildford Road Worthing West Sussex BN14 7LL**

Proposal: **Single storey rear extension**

Date of Site Visit: 11/11/2025

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The Site, 18 Guildford Road, is situated within an established residential area in Worthing. The surrounding area largely consists of terraced housing with pitched roofs and relatively narrow private gardens, many of which already contain single-storey extensions.

The application site property is a two-storey terraced house with a pitched roof and 'stone effect' clad elevations. The property contains a driveway providing off-street parking at the front and a private rear garden enclosed by walls and fencing. An existing conservatory extends into the rear garden.

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 a single-storey rear extension. The existing conservatory is to be removed.

The proposed extension would extend from the left-hand side of the south elevation of the dwelling to a total depth of approximately 1.8m. It is to be approximately 3.44m wide and approximately 2.99m in height with a flat roof. The proposed elevations will be rendered with French doors in the rear to access the rear garden. No side openings are proposed.

Relevant Planning History:

No relevant planning history.

Consultations

None undertaken.

Neighbour 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

The proposed extension would be subsidiary in form and scale to the existing dwelling. The flat roof is acceptable given the minor scale of the extension.

The proposed extension is to the rear of the building. Given the row of terraced housing, it will not be visible from the road. The addition of the extension will not appear visually out of keeping and will not detract from the character of the area.

Residential Amenity

The most affected neighbours are those to the sides at 16 Guildford Road and 20 Guildford Road.

<u>16 Guildford Road</u>

16 Guildford Road is located to the west of the application site. It consists of a two-storey terraced house with a pitched roof. The properties are separated by a combination of walls and fencing. The proposed extension is to be single storey. It will only extend from the left-hand side of the south elevation of the dwelling to a total depth of approximately 1.8m, which accords with the above-mentioned SPG.

The proposed extension will have some impact on the receipt of light to openings in the south elevation of no.16, however the impact will not be severe.

No openings will directly face 16 Guildford Road.

As a result of the above, there would be no overlooking or loss of privacy to this neighbour and there would there be no unacceptable loss of light.

<u>20 Guildford Road</u>

20 Guildford Road is located to the east of the application site. It consists of the neighbouring two-storey terraced house containing a pitched roof.

Given the separation distance between the proposed extension and No.20, and the high boundary wall being retained, there would be no adverse impact on amenity.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Walls rendered as stipulated
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.

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

Case Officer:	Tom Westerman	Date: 04/12/2025
Authorised by:	Jo Morin	Date: 04.12.2025