Development Control – Delegated Officer Report

Application Number: AWDM/0318/25 Recommendation: Approve

Site: 8 New Parade, Worthing

Proposal: **Single storey rear side return extension; additional trellis to North boundary wall**

Date of site visit: 03.06.2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site relates to a two storey dwelling within a seafront terrace located on the north side of New Parade. There is an access to the rear of the site from Merton Terrace to the north side. Merton Terrace also provides access to the rear of properties fronting Brighton Road. The dwellings within this terrace have rear outriggers and at No.8 this has a flat roof with parapet and with railings surrounding which appears to form a roof terrace. There is also a single storey lean-to addition to its rear. A recent application has approved the construction of a mansard roof extension to the rear outrigger at both No.8 and the adjoining dwelling to the west at No.7 but at the time of visiting had not been implemented. (AWDM/0874/24 refers). The neighbouring dwelling at No.9 has a single storey infill extension to the side of their own outrigger running along its full length, adjacent to the boundary with No.8, and this extends to the rear boundary line.

Proposal

Permission is sought for the construction of a single storey rear extension to the east side wall of the existing outrigger. The extension would measure approximately 1.7 metres in width and 8.1 metres in depth to align with the rear wall of the existing outrigger. The side boundary wall has been indicated to be retained. The existing lean-to addition at the rear of the outrigger would be removed and new bi-folding doors installed across the rear elevation. The extension would have a flat roof with parapet and this would be up to 3.1 metres in height approximately. A large rooflight window would be installed in the flat roof. The extension would have a painted render finish and grey GRP flat roof.

A replacement trellis is also proposed on top of the rear garden boundary wall.

Relevant Planning History:

96/05546/FULL - 7 & 8 NEW PARADE WORTHING WEST SUSSEX CHANGE OF USE OF PART OF RESIDENTIAL HOME INTO TWO PRIVATE DWELLINGS STATUS: APP 30th December 1996.

AWDM/0878/24 - Single storey mansard roof extension above rear outriggers at 7 and 8 New Parade.
STATUS: APP 10th December 2024.

Consultations:
None

Representations:
One representation has been received from the occupier of the adjoining dwelling at No.9 neither objecting or supporting the application, but commenting that the drainage for No.9 and No.8 is located in the side return of No.8 where the extension is to be located and should be taken into account.

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

There is already an extension to the side return of the neighbouring dwelling at No.9 (AWDM/1124/19 refers) and the proposed extension at No.8 would not be as deep, finishing in line with the existing rear projection where it would not appear as a particularly prominent feature. Its scale and design would appear reasonable and subject to the use of matching materials there would be no significant harm to visual amenity.

The applicant has agreed to amend the design of the proposed trellis so that it would be fixed to the inside face of the boundary wall and not to the outer edge, and reducing the height from ground level to 2.1 metres. The gate would also have a trellis section to its upper part with its solid section to align the solid part with that of the wall. These revisions represent a welcome improvement to its appearance and the proposals would not cause any significant harm to visual amenity.

Residential Amenity

The removal of the lean-to addition at the rear would not have any significant impact on the neighbouring dwelling to the west of the site at No.7 and the proposed extension would be remote from this dwelling and would avoid any significant impact. Dwellings at the rear of 82-84 Brighton Road and 7/7A Merton Terrace opposite the site would be sufficiently remote to avoid any significant impact. The main impact arising from the

proposals would be to the occupiers of the adjoining dwelling at No.9 New Parade to the east of the site.

No.9 has an existing extension along the full length of the common boundary with No.8. This was approved taking into account its lean-to roof design with a limited height above the boundary wall and that it was set in from the boundary wall. Although the proposed extension at No.8 would be higher and in close proximity to the boundary, now that the neighbours extension has been built and having regard to this relationship, there would be no significant impact arising from the proposals in terms of loss of light, increased enclosure or loss of privacy.

The proposed trellis would not cause any significant impact to residential amenity.

The issue of the location of a drain highlighted in the representation would be a separate matter for the applicant to resolve under the Building Regulations and if necessary any build-over agreement that may be required under separate legislation with Southern Water.

Flooding

The site is identified as being at risk of flooding in the SFRA 2024. The applicant has indicated that floor levels would be no lower than existing floor levels and flood proofing/ resistance and resilience measures have been incorporated.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No further windows (east elevation)

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.

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

Case Officer: Rebekah Hincke Date: 02.07.2025

Authorised by: Louise Prew Date: 02/07/2025