

Development Management – Delegated Officer Report

Application Number: AWDM/0105/26

Recommendation: APPROVE

Site: 34 Hillview Road Worthing West Sussex BN14 0BX

Proposal: Proposed ground floor rear extension with hip to gable partly above, loft space window to east (rear) elevation and rooflight to south elevation.

Date of site visit: 18.02.25

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The property comprises a detached bungalow on the east side of Hillview Road. The property is set back from the road with parking/driveway/garden to the front and at a lower level from the road. The bungalow is 'P' Shaped with a forward projection. It has a bonnet style roof with the forward projection with a hipped tiled roof. The property is rendered. There is detached garage to the northern side of the property set back at the rear.

The three properties to the south are a similar style to No 34. There is a mixture of styles of bungalows in the near vicinity, all generally having hipped roofs. There is evidence of roof extensions in the road but not within close proximity.

The property to the north forms part of a semi-detached pair slightly different in character built still involving a hipped roof and forward projection with hipped roof.

Proposal

The application has been amended since originally submitted and now excludes the loft conversion and side dormers.

The extension to the rear would project a maximum of 3m at ground floor with the loft space set back approx. 0.8m with a gable end which would contain the window. The further projection to 3m at ground floor would have a part flat roof and part pitched to meet the flat roof. A rooflight window to the south elevation is also proposed.

The ground floor extension would provide a living area.

Relevant Planning History:

AWDM/0439/25 - Proposed rooms in roof consisting of hip to gables to rear, half hip to gable to front elevation and side dormers; single storey front infill extension and single storey rear extension

STATUS: Application Refused 16th September 2025.

1. The proposed roof extension and dormers by reason of the size, design, bulk and form would constitute a visually discordant addition, out of keeping with the design and appearance of the existing dwelling and surrounding development and detrimental to the street scene. The proposal is therefore contrary to policy DM5 of the Worthing Local Plan 2023, Supplementary Planning Guidance "Extending or Altering Your Home" and the relevant policies of the National Planning Policy Framework

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 National Planning Policy Framework advises in Paragraph 131 that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraph 135 indicates that development should: (b) be visually attractive and (c) sympathetic to local character and history, and in Paragraph 139 states: "Development that is not well designed should be refused especially where it fails to reflect local design guidance and supplementary planning documents such as design guides and codes".

Policy DM5 of the WLP requires all new development to (amongst other things) be of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area; enhance the local environment by way of its appearance and character with particular attention being paid to the architectural form, height, materials, density, scale, orientation, landscaping, impact on street scene and the layout of the development; and make a positive contribution to the sense of place, local character and distinctiveness of an area

The Council's Supplementary Planning Guidance 'Extending or Altering your Home' indicates the size and shape of any extension should normally be designed to ensure the original house remains the larger and more dominant feature, its design should be consistent with your existing property's style and shape and that roof extensions and dormers are often highly visible and alien features which greatly alter the appearance of a dwelling.

The existing bungalow is a modest detached bungalow which is in keeping with the scale and form of other bungalows to either side and in the near vicinity of the rest of the street. The current submission has been submitted following a refusal. The applicant has retained the front elevation and removed the side dormers.

The character of this part of Hillview Road is prominently of single storey bungalows. In particular 34 (the site), 32 and 30 are the same style of bungalow with a characterful style of hipped roof and forward single storey projection. Although there is an example of the half hip to gable to No 40 to the north, the hip style roof remains and the roof extension is sympathetic to the style of the property.

The extension to the rear would involve a maximum projection of 3m at ground floor with a part gabled part flat roof above .

There are examples of hip to gable extensions to the rear of similar bungalows and the extension would be to the rear retaining the existing simple roofline in character with the style and character of the existing bungalow and adjoining bungalows and the street scene in general.

Residential Amenity

The most affected properties are 36 and 32 Hillview Road.

In terms of No 36 to the north this property, there is good separation between the properties. It is considered that the rear gable would have some impact in terms of loss of light and visual impact, however in view of the distances between the properties it is not considered that it would cause undue loss of light or visual impact so as to refuse the application on this basis. No 36 appear to have two small potential obscure glazed windows facing towards No 34 there are no windows proposed on the north elevation and as such it is not considered that the proposal would cause undue overlooking. The rear gable first floor windows would cause oblique distance overlooking of the garden of No 36, which is not considered to be detrimental.

With regards to 32 to the south, this property is closer to the boundary although the extension would be north. No 32 has several windows in the side elevation potentially to a bedroom, bathroom and secondary kitchen window. It is considered that the rear gable would have some impact in terms of loss of light and visual impact, however in view of the existing roof and the fact that the property is north it is not considered that it would cause undue loss of light or visual impact so as to refuse the application on this basis. The small proposed rooflight window in the south elevation has the potential to cause some overlooking of windows in the side elevation to No 32. A condition to secure that the window is obscure glazed within the roof space is considered appropriate.

The rear gable first floor windows would cause oblique distance overlooking of the garden of No 32, which is not considered to be detrimental.

The properties at the rear off Findon Road are at such a distance not to be impacted by the proposal.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials as shown on the plans
4. No additional openings to side elevations of extension
5. Obscure glazed window to the south elevation rooflight

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: Jackie Fox Date: 08.07.26

Authorised by: Louise Prew Date: 13/07/026