

Development Management – Delegated Officer Report

Application Number: AWDM/0193/26

Recommendation: – APPROVE

Site: 163 George V Avenue Worthing West Sussex BN11 5RZ

Proposal: Demolition of existing rear conservatory and scullery and erection of single-storey rear extension. Modifications to front porch (as previous consent AWDM/1300/24).

Date of Site Visit: 24/02/2026.

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application site, 163 George V Avenue, is situated within an established residential area in Worthing. The property comprises a semi-detached dwelling containing a pitched roof. Solar panels are present on the east, south and west facing roof slopes of the property. The dwelling features rendered and part-brick elevations beneath a tiled roof. An integrated garage is located at the front of the property. To the rear, the property benefits from a private garden enclosed by fencing. A conservatory and scullery, which are the subject of this planning application, are also situated to the rear.

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 the demolition of the existing rear conservatory and scullery and erection of a single-storey rear extension. It also includes modifications to the front porch as per a previous planning consent which was granted (AWDM/1300/24).

The proposed extension would extend fully across the rear (west) elevation of the dwelling to a total depth of approximately 3.85m x 9.7m wide with a pitched roof approximately 3.78m in height at its highest point.

The extension will consist of render over low level brick plinth, a pitched roof with three rooflights, and tiles to match the existing in colour and texture (grey). Double bay doors and a window opening are to be situated on the rear (west) elevation of the dwelling. No windows are proposed on the side elevations of the extension.

The porch is to be modified to line the external door through with doors beyond, as per the previous consent. The external dimensions are to remain unchanged.

Relevant Planning History:

AWDM/1300/24 - Demolition of existing conservatory, alterations to roof and fenestration of existing rear kitchen extension, French doors to rear elevation and new windows to ground floor South side elevation, conversion of garage to a habitable room with new front window and alterations to porch.

STATUS: Application Permitted 20th December 2024.

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 building and would be finished in render and tiles to match the existing building. Due to this, the extension relates well to the existing building and will not appear out of place. The pitched roof is acceptable given the minor scale of the extension.

The proposed extension is to the rear of the building and only glimpsed views of it will 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.

The porch is to remain the same external dimensions as existing. It is only the locations of the openings changing. As such, the proposed porch is visually acceptable.

Residential Amenity

The most affected neighbours are those to the sides at 165 George V Avenue and 161 George V Avenue.

165 George V Avenue

165 George V Avenue is located to the north of the application site and consists of a two-storey semi-detached dwelling with a pitched roof. The properties are separated by low fencing. No.165 contains an existing rear extension of a very similar size to the proposed extension at the application site.

There are no openings on the south side of No.165 facing the application site. There are also no openings on the proposed extension directly facing No.165. Moreover, the proposed extension is only single storey and will not extend into the rear garden any further than the extension at No.165.

As such, there will be no impact on receipt of light to openings, no overlooking and no loss of privacy as a result of the proposed extension.

161 George V Avenue

161 George V Avenue is located to the south of the application site and comprises a two-storey semi-detached dwelling with a pitched roof. It is separated from the application site via fencing. It has also been enlarged at the rear by an extension on the right-hand side of its west (rear) elevation. There is a window opening on the extension directly facing the application site and a glazed door in the recessed rear elevation. Both appear to serve non-habitable accommodation comprising a kitchen and utility area.

The proposed extension will extend to a similar depth to the extension at No.161. It will result in some loss of light and enclose the outlook from the above-mentioned window and door. However, as the rooms in question are non-habitable accommodation it is considered the impact will not be severe. There are no openings directly facing No.161, as such, there would be no adverse impact on privacy.

Recommendation:

APPROVE subject to condition(s):-

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.

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

Case Officer: Tom Westerman

Date: 25/03/2026.

Authorised by: Jo Morin

Date: 25.03.2026