

Development Management – Delegated Officer Report

Application Number: AWDM/0875/26

Recommendation: – APPROVE

Site: 4 Vale Walk Worthing West Sussex BN14 0BS

Proposal: Single storey rear extension (following demolition of conservatory/store)

Date of Site Visit: 13/08/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application site lies on the eastern side of Vale Walk within the residential area of Findon Valley. The property is a single storey bungalow which forms part of a semi detached pair. The road is uniform in character with those on the eastern side being located comfortably within their plots. A number of the properties have undergone alterations from roof extensions to single storey rear extensions.

The application site has a conservatory to the rear with a store to the northern side. The topography of the site is steep sloping down from west to east. Vale Walk is not located within a conservation area and the site is not a listed building. There are no TPO's on the site.

Proposal

The application relates to the removal of the existing conservatory and store to the rear of the site. In the place of the removed there is proposed to be a single storey rear extension to run the full width of the rear elevation. Within the rear elevation of the proposed extension there is proposed to be a set of bifold doors and a picture window. On the southern elevation of the extension there would be a pair of doors and a set of steps that run down to the rear garden of the site.

Relevant Planning History:

None

Consultations

None

Neighbour Representations

None

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5

National Planning Policy Framework (MHCLG 2026)

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

Due to the location of the proposed works to the rear of the site there is not considered to be a significant impact on the visual amenity of the street. However, with the driveway to the side of the site there will be some glimpse views available from within the street scene.

The eaves of the extension are above that of the host property. However, with the existing conservatory being present on the site there is already a principle of the development to the rear. The height increase from the conservatory to the extension proposed is minimal at 0.5m and therefore it is not considered demonstrable to the application.

In addition to this the properties along Vale Walk have undergone a number of different alterations including that of extensions to the rear of the site. As such it is not considered that the proposal would result in an unacceptable impact on the visual amenity of the site therefore, the proposal is in accordance with Policy DM5 of the Worthing Local Plan.

Residential Amenity

Due to the location of the proposal there will be impact on the neighbours to the north and south. The property to the north is the other of the semi-detached property. No. 6 to the north has their own single storey rear conservatory which is to the same depth as the proposal and mitigates the impact from the proposed development. With the existing relationship hosting a conservatory to the same footprint the increase in height will be the only differing factor when compared to the existing relationship. The height increase is minor in nature and as such it is not considered that there would be an unacceptable level of overbearing or overshadowing achieved.

The neighbour to the south-east (No. 2) is the property that is set below the site due to the topography. With the drop in floor levels the impact has the potential to be greater on this side. There is greater separation from the impacts on the neighbour to this side. There is 6.7m retained to the boundary with further separation from the neighbouring property. The neighbour's orientation will mean that they face the extension however, with the presence of the conservatory it is considered that there is already a principle for the extension to the rear of the site. This paired with the separation is considered to mitigate any potential impact from the change to a more solid structure.

As such it is not considered that there would be any unacceptable impact on the neighbouring properties. Therefore, the proposal is in accordance with Policy DM5 of the Worthing Local Plan.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. No openings to side elevation 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: Finlay Gardner Date: 16/09/2026

Authorised by: Louise Prew Date: 16/09/2026