

Development Management – Delegated Officer Report

Application Number: AWDM/0076/26 **Recommendation:** – **APPROVE**

Site: **24 Palmers Way Worthing West Sussex BN13 3DP**

Proposal: **Single storey rear extension**

Date of Site Visit: 02/03/2026

Neighbours Checked: **Y**

Additional Neighbours Notified: **N**

Site and Surroundings

The site is located on the outskirts of Worthing and close to the South Downs National Park in High Salvington. The property is to the north side of Palmers Way and comprises an L-shaped detached bungalow with brick elevations and a hipped roof. There is a porch to the front and a conservatory to the rear with a mature garden that slopes up to the north. The property is set back from the road behind a recently planted hedge, deep front garden and a driveway leading to the attached garage to the west side of the property.

The property is not within a conservation area and is not a listed building. There are two protected silver birch trees to the front of the site.

Proposal

Planning permission is sought for a single storey rear extension consisting of two sections, one with a gable roof and one with a crown roof.

The rear gable roof extension would be situated towards the east side of the property and would measure 7m deep x 4.53m wide, with a pitched roof of 4.67m high and eaves height to match the existing bungalow. This part of the extension would have two full height feature windows to the rear and to the west side elevation and rooflights to the east and west above, serving the open plan kitchen/dining room.

The crown roof extension would adjoin the west side of the gable extension and would have a staggered rear elevation of 4.75m deep x 5.815m wide for the family room and 3.55m deep x 3.17m wide for the utility and study (at the rear of the garage). A 1.25m section of garage would be removed to the rear and rebuilt forming part of the extension with a flat roof. The extension would have a crown roof matching the eaves height of the existing building and a ridge of 3.6m high. This part of the extension would have doors and full height glazing to the rear of the family room with roof lantern above and a window and door to the rear serving the study and utility.

The ground level to the rear would be lowered by about 1m to match the level of the existing bungalow. The patio terrace would be extended into the rear garden and new retaining walls installed.

A false pitch roof would be added to the front of the garage to hide the vertical wall of the rear extension that extends above the height of the existing garage roof.

The extension would be finished in bricks and tiles to match the existing building with black aluminium doors and windows.

The application has been amended to lower the ridge height of the rear pitched roof extension by 47cm and to adjust the side of the crown roof so that it does not exceed the boundary and to add a false pitch roof to the front of the garage.

Relevant Planning History:

None relevant

Consultations

None required

Neighbour Representations

One representation received from No.22 in response to the original plans:

I have had sight of the latest proposed plans submitted for your approval and my husband and I are concerned about the height of the roof of the proposed rear extension and I request that there is a reduction of the height of the ridge so it matches the slightly lower ridge to the front projection and especially that the gable to the rear is replaced with a hip.

One further response in relation to the amended plans:

We appreciate very much having sight of the amended plans that accompany your clear explanation and guidance to us, these plans having recently been amended and submitted to you, with your advice to us that your department will be supporting this revised application. We are grateful and reassured that you state that the impact of this building on our property will now be minimal with these amended plans.

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 street scene consists of detached properties of varying design, form and size including bungalows and two-storey houses within large, deep plots. The front building line is fairly consistent other than the property to the west which is set further back in its plot and the properties further west of this which are positioned further forwards in their plots. The application property is an L-shaped bungalow and is flanked on both sides by two-storey houses. Ground levels rise towards the rear of the site (north) with a sloped rear garden. The ground level of the property to the east is much higher than that of the application site.

The property is set back from the road by about 18.5m with relatively new hedge planting and a couple of trees to the frontage both of which are protected. Views of the rear are not possible from the road to the front or from any public vantage point. The proposed extension is relatively large but would remain subsidiary in scale and form to the existing bungalow. The ridge height to the rear extension would be lower than that of the front projection and other than the gable roof to the rear, would reflect the roof form and pitch of the existing building. The gable and crown roofs to the rear would align with the eaves of the existing bungalow and would not have any adverse impact on the character of the property. The extensions would be finished in materials to match the existing building reflecting the character of the property. The use of black aluminium for doors and windows would compliment the traditional brick and tile finish.

The only aspect of the proposal that would be visible from the front is the vertical wall to the south elevation of the crown roof; this would extend above the flat roof of the existing garage. To disguise this section of roof a false pitch has been added to the front of the existing garage which would screen the vertical wall from view. Although the roof arrangement to the west side including a crown roof, flat roof and a false pitch may appear slightly disjointed and awkward, views of this aspect would not be possible and therefore it is considered that there would be no resulting harm to visual amenity. This part of the building is set much further back into the site (approximately 27.5m) and would not have any adverse impact on the character of the street scene.

The SDNP is over 75m to the west of the site and the proposed extension would not be visible from the park or have any adverse impact on its special interest.

There would be no adverse impact on the visual amenities of the locality as a result of this application.

Residential Amenity

The most affected neighbours are those to the sides at No.22 and 26 Palmers Way.

No.22 is located to the east side of the application site and consists of a two-storey dwelling on higher ground. This property has a single storey extension to the rear. There is a fence, shrubs and mature trees to the boundary providing dense screening between the properties. The proposed gable extension would project 7m further to the rear than the existing bungalow and would be set in 1.2m from the boundary. An extension of this depth would extend beyond a line projected at 45 degrees from the midpoint of the neighbour's nearest rear facing doors however, there are several mitigating factors that must also be considered. No.22 is a two storey house located

on much higher ground than the application property and therefore any extension when viewed from the neighbour's property would be much less imposing and significantly lower than the rear extension at the neighbour's property. The pitched roof of the proposed extension would slope away from the neighbour's property further reducing the impact and the ridge height has been lowered by 0.47m to further minimise any impact. The rear gardens slope up to the north and the land would need to be excavated to construct the extension at the lower ground level of the bungalow. This would result in the garden level to the rear of the extension being approximately 1m above the proposed extension. The ground levels to the neighbour's rear garden also slope up to the north thereby reducing any impact on the extension the further it projects to the rear. The extension, being constructed on much lower ground level than the neighbour's property and the raised gardens to the rear, with a low eaves height to match the existing bungalow, together with the substantial screening provided by the mature hedge and trees to the side boundary, would significantly limit and mitigate the impact of an extension of this depth on the neighbour's amenities. The proposal would not result in loss of light, overshadowing or an overbearing development. The only windows proposed to this side are two rooflights, above eye level and no overlooking or loss of privacy would occur.

No.26 is located to the west side of the application site and consists of a two storey house that extends back to a similar depth as the application property. The garden slopes up to the rear. There is a high fence to the boundary and the garage wall forms part of this boundary. The proposed extension adjacent to this boundary would extend 2.3m further than the rear of the existing garage and a total of 3.55m beyond the rear of the neighbour's house. The extension would be just within the 45 degree line projected from the neighbours nearest rear facing window. The proposed extension would have a crown roof with an eaves height of 2.5m and a ridge height of 3.6m. A small section of the extension where it replaces part of the existing garage would have a flat roof of approximately 3.3m high however this is limited to the first part of the extension only and would not significantly enclose or overshadow the neighbour's property. The plans have been amended to ensure that the extension is completely contained within the boundary, particularly where this steps in slightly adjacent to the garage which is why the crown roof could not be continued along the full depth of the extension. The deeper part of the extension would have the most impact on the neighbour however this section is kept to a low eaves height with a roof that slopes away. The proposed extension is not considered to appear overbearing or oppressive to the neighbour or have any significant impact on light to their principal rooms. The only openings facing west are the window to the gable extension at 9.5m from the boundary and two rooflights, both above eye level. There would be no overlooking or loss of privacy as a result of this extension.

The proposed extensions are not considered to have any significant detrimental impact on the residential amenities of adjacent occupiers.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit

3. Matching materials
4. No additional openings to side elevations of extension
5. No eaves, guttering etc. to encroach beyond site boundary

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: Amanda Haslett Date: 02/04/25

Authorised by: Jo Morin Date: 07.04.2026