Expiry Date - 04/12/2025
Extension of Time -

Development Management – Delegated Officer Report

Application Number: AWDM/1292/25 **Recommendation: – APPROVE**

Site: **18 Normandy Road Worthing West Sussex BN14 7DX**

Proposal: **Single storey rear extension**

Date of Site Visit: 18/11/2025

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings
The site is located to the eastern side of Normandy Road, within a residential area of Worthing. The property comprises of a two storey end of terrace property with brick elevations. To the rear there is an outrigger to the southern side of the rear elevation. To the side of the site there is an access, shared by the neighbour to the south, to a garage.

The property is not within a conservation area and is not a listed building, there are no TPO's on site.

Proposal
Planning permission is sought for a single storey rear extension to the north of the rear outrigger and to the same depth. The proposed extension is to have a width of 3.05m to create a full width rear extension with the outrigger and a flat roof height of 2.8m.

The rear elevation is to have a large set of bi-folding doors facing the garden. There are no windows proposed in the northern elevation. Within the roof there is a single roof lantern which is to be 1.5m by 1.5m in size.

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 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
Due to the location of the proposed works to the rear there are not considered to be views available from within the public realm. The materials are proposed to match that of the existing property ensure cohesion throughout the site.

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

Residential Amenity
The most affected properties are the neighbours to the sides at No.16 and No.20.

Due to the location of the proposed development, there will be a greater impact on the neighbour to the north and no significant impact on the neighbour to the south (No.16). This is due to the existing relationship with the outrigger blocking the impact of the extension from the neighbour to the south.

No.20 to the north has a conservatory to the rear infilling the gap between their outrigger extension and the boundary. The proposed extension would be to the same depth. The neighbouring extension ensures that there is not an unacceptable impact in terms of loss of light or increased sense of enclosure to the neighbours.

The overlooking potential from the extension has been lessened through the omission of windows within this elevation. This is considered to result in an impact which would be acceptable on the neighbouring properties. With the existing boundary screening there would not be views available into their amenity space that would be detrimental. The bi-fold doors to the rear would provide views over the applicants own rear garden with sufficient separation from the properties to the rear ensuring that there is no unacceptable overlooking.

There would be no significant detrimental impact on the residential amenities of adjacent occupiers as a result of this proposal.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. 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: 05/12/2025

Authorised by: Louise Prew Date: 05/12/2025