Expiry Date - 15/05/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0273/25 Recommendation – APPROVE

Site: 3 Shandon Road Worthing West Sussex BN14 9DY

Proposal: Single story side extension

Date of site visit: 23/05/2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

This application relates to a semi-detached property on the western side of Shandon Road on the south end of the road. The property has a rear extension that runs the full width of their house.

The site is not located within a conservation area and the building is not listed. There are no protected trees on site.

Proposal

The proposed development relates to a single storey extension with a flat roof. The proposed width of the extension is 2.043m with a depth of 6.53m creating a 19.65sqm. The extension would be approximately 2m from the flank elevation of the neighbouring property.

A large window on the front elevation provides light to the bedroom while a smaller rear facing window provides light to the en-suite.

Relevant Planning History:
None

Consultations:
None

Representations:
None

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (2024)
National Planning Practice Guidance
SPG ‘Extending or Altering Your Home’ (WBC)

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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 development, to the side of the site the development will be visible from within the public realm. Therefore, careful consideration needs to be given to developments of this sort.

The proposal has a flat roof. While this is not considered to be the highest quality design choice the existing arrangement has a temporary structure. With the removal of this structure there is considered to be an improvement in the visual amenity of the area. The unification of the extension would result in an overall improvement whilst having a subservient development that would not be significantly detrimental to the street scene.

Furthermore, materials proposed within the extension are to match that of the host dwelling which ensures the extension will complement the existing house.

As such it is considered that the proposed works to the site would be acceptable in terms of visual amenity.

Residential Amenity

The neighbouring property to the north will be most affected, this is due to the proposal being to the northern side of the property. The application is proposed to be a similar height to the existing arrangement with the covered lean to but projects further forward than the existing but does not go as far to the rear. However, the extension would be adjacent hard standing space used for parking vehicles and so isn’t considered to affect light to any habitable room windows.

The extension does not increase in depth to the rear so there will be no impact on the neighbouring rear amenity space.

The omission of windows in the side elevations has allowed for the potential for overlooking to be reduced. There are two windows proposed one to the front and one to the rear. The one to the front faces towards the road and would only provide views to the public realm. To the rear there is also one window that will face the rear garden and provide views on to the rear garden. The views from within the extension are similar to those currently available from within the site. To ensure that there are not any new windows added within the side of the extension a condition will be added to remove the PD right for this. There is not considered to be any overlooking of the neighbouring properties achieved from the proposal.

It is not considered that the proposed extension would result in a demonstrable impact on the neighbouring properties.

Recommendation

APPROVE subject to Conditions:-

1.Drawing Numbers
2.Standard time limit
3.Matching materials
4.No windows in the side of the 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: 30/05/2025

Authorised by: Louise Prew Date: 02/06/2025