Expiry Date - 15/12/2025
Extension of Time - 27/02/2026

Development Management – Delegated Officer Report

Application Number: AWDM/1332/25 **Recommendation: – APPROVE**

Site: **285 Brighton Road Worthing West Sussex BN11 2HG**

Proposal: **Conversion of garage to habitable space with roof terrace above; roof alterations and extensions to side and rear; loft conversion with rear dormer and rooflights; and changes to fenestration**

Date of Site Visit: 02/12/2025

Neighbours Checked: **Y**

Additional Neighbours Notified: **N**

Site and Surroundings

The site is located to the north side of Brighton Road and opposite the seafront in East Worthing. The property comprises a detached, two-storey house with painted brick elevations, twin bays to the front, a hipped roof, and various additions/projecting elements to the sides and a single storey extension to the rear. There is an attached garage to the west side and an enclosed balcony at first floor to the east side.

The property is set back from the road behind a wall and planting and a dual access driveway with parking for several vehicles. The property is not within a conservation area, is not a listed building and there are no protected trees on site. The site is surrounded by residential dwellings to the east, north and west with the seafront to the south.

Proposal

Planning permission is sought for a loft conversion including roof extensions and alterations to the east side, rooflights and a rear dormer, changes to fenestration and conversion of the garage to habitable accommodation with a roof terrace above.

The works to the roof would include removal of the existing dormer to the east side and extending the side hipped roof projection up at ridge level and out to the rear to form a gabled dormer with flat roof to the top and a hipped roof to the side. The dormer would have a sloping roof to each side that would line through with the slope of the main roof to the west side and extend out to the rear with a flat roof section above. Rooflights would be added to the front and sides. The loft conversion would form a master bedroom with walk in wardrobes and ensuite. The proposed extensions and alterations would be finished in materials to match the existing building.

The existing garage would be converted to a study with internal access created from the existing hallway. The garage roof would be used as a roof terrace with new doors installed from the first floor landing and a glazed balustrade surround, including a high obscure glazed privacy screen of 3m long to part of the west side elevation.

Changes to fenestration would include replacing the garage door to the front with double doors, replacing a window with a door to the west side to access the roof terrace and the addition of two large windows to the rear and doors to the east side of the existing single storey rear extension.

The internal layout would be reconfigured to provide two additional bedrooms (one in the converted loft) and additional living space at first floor taking advantage of the sea views.

The application has been amended to remove the large flat roof dormer that straddled the main roof, replacing this with a gable dormer.

Relevant Planning History:

00/01116/FULL - Alterations to existing and additional vehicular access onto a classified road
STATUS: Conditional Consent 8th January 2001.

09/0394/FULL - Enclose first floor balcony with white PVCu double glazing and insulated flat roof.
STATUS: Application Refused 27th July 2009.

10/0413/FULL - Enclose first floor balcony with white upvc double glazing and glazed roof
STATUS: Application Permitted 9th July 2010.

10/0413/FULL/NMA1 - Application for non-material amendment following grant of planning permission WB/10/0413/FULL for alteration of previously approved first floor front (south) and side (east) fenestration to provide for 2 no. bottom hinged windows with top light (front); 2 no. bottom hinged windows with top light and 1 no. fixed glazed pane with top light (east).
STATUS: Application Permitted 1st September 2010.

Consultations

WSCC Highways

The proposal is for an extension to the existing dwelling. No changes are proposed to the access onto the public highway and there is unlikely to be a significant intensification in use of the access.
No Highway objection

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 property is located in a prominent position, opposite the seafront and on the main approach into Worthing from the east. The east side elevation of the property is clearly visible from the road due to the set back position of the neighbouring building at Newport Mews. The west side of the property is also visible from the road. The area is residential in character with detached and semi-detached houses and flats of varying form.

The proposed roof extension to the east side would remove the existing dormer and provide a more cohesive roof form that extends the hip to the side out to the rear to form a dormer, infilling an area of roof to the side. The dormer to the rear incorporates a small section of hipped roof to the rear elevation to hide the flat roof above. This is a significant improvement on the original scheme which proposed a large flat roof box dormer that extended above the secondary ridge on both sides and straddled the roof to the front, resulting in a dominant and incongruous feature.

Following amendments, the proposed roof extensions are considered to reflect the character and form of the existing building and would not appear out of keeping in the street scene. The scale of the proposals would remain subsidiary to the existing building and the extensions would be finished in materials to match.

The addition of a roof terrace above the existing garage would not detract from the character of the property or appear out of keeping in the street scene where balconies and roof terraces looking out across the seafront are reasonably common.

The changes to fenestration are sympathetic to the building and do not detract from the character of the property.

There would be no significant 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.283 Brighton Road and No.7 and 8 Newport Mews and to the rear at No.20 and 22 Malvern Close.

No.283 is located to the west side of the application site and is occupied as two flats. The first floor flat has two windows to the side serving a kitchen and a bedroom. The bedroom window is positioned further back to the rear and would not be overlooked from the proposed roof terrace. The kitchen window is opposite the roof terrace and

therefore some views would be possible however, these views would be mainly screened by the obscure glazed privacy screen to the side of the terrace and whilst this does not extend the full length of the terrace it would prevent any direct overlooking to the neighbour's kitchen. There would be no overlooking to the ground floor windows from the first floor terrace. The proposed rear dormer would have sloped sides that angle away from the neighbour's property and would not result in overshadowing, loss of light or appear overbearing to these neighbours. The application building is taller than the neighbouring property and the proposed rooflights would look out over the roof of No.283 and would not result in any loss of privacy or overlooking.

No.7 and 8 are located to the east side of the application site and occupied as flats, both flats have a window to the side serving a kitchen. The proposed extension of the roof to the side and rear dormer would form a hipped roof that would slope away from the neighbour's property and would not diminish light to their windows or appear oppressive in outlook. There are no additional openings to the east side elevations other than a rooflight towards the front, positioned much further forward than the adjacent building. The enlarged windows to the east side of the rear extension are at ground floor level and look out on to the applicant's own garden and the boundary fence. There would be no overlooking as a result of this proposal.

No.20 and 22 are located to the rear of the application site and are over 45m from the proposed dormer window to the rear. There would be no adverse impact on the occupiers to the rear.

Oblique views of the rear gardens of the properties to the north-east (Newport Mews) may be possible from the proposed dormer however this window serves an ensuite, a non-habitable room and would not affect the privacy of these neighbours.

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

Other Matters

Further clarification was sought from the agent as to the proposed use of the property due to the provision of 7 bedrooms and living accommodation on the ground and first floors. The use has been confirmed to be as a single dwelling house, accommodating a large family and not an HMO. The living accommodation at first floor is to take advantage of the sea views.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to side elevations of extension
5. Obscure privacy screen 1.8m x 3m to west side of roof terrace

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: 20/02/26
Authorised by:	Louise Prew	Date: 23/02/2026