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

Development Management – Delegated Officer Report

Application Number: AWDM/1323/25 Recommendation: – APPROVE

Site: 121 Upper Brighton Road Worthing West Sussex BN14 9JN

Proposal: Single storey rear extension.

Date of Site Visit: 09/12/2025

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings
The site is located on the corner of Upper Brighton Road (A27) and Pines Avenue. To the east is Toby Carvery and the edge of Lyons Farm. To the north is Pines Avenue which is a residential area.

The site comprises a two storey detached building with driveway to the west of the site this connects to the garden to the south of the site which has a large amount of screening from the main road. There is separation form the neighbouring property to the north which has space for a car to be parked and then decking beyond. The neighbours flank elevation faces the application site. To the rear garden of the neighbour there is a shed on the boundary. Toby Carvery to the east has a large amount of shrubbery on the boundary providing screening from the pub garden to the property.

The site is not within a conservation area nor is it listed. There are no TPO's on site.

Proposal
The application relates to a single storey rear extension that is proposed to replace the current area of decking to the north east of the property. To the boundary to the north there is to be 0.933m retained, to the east there is 1.364m retained.

The extension will result in a number of different aspects being extended to the rear. To the western side of the rear elevation there will be a small increase in width from 2.75m to 3.5m with a depth going from 2m to 3m. The larger aspect of the rear extension to the east will wrap around the existing kitchen creating a 7.2m rear elevation with a width of 5.2m. This will add 2.45m in depth towards the neighbouring boundary.

Relevant Planning History:

04/00129/OUT - Outline application for the redevelopment of the site with 3 storey block of 11 x two bedroom flats including parking
STATUS: Application Refused 17th March 2004.

04/00754/OUT - Outline application for the redevelopment of the site with the erection of 8 flats with 8 off-street car parking spaces

STATUS: 10th August 2004.

05/0359/OUT - Outline application for redevelopment of the site with erection of 8 flats with 8 off street car parking spaces.
STATUS: Application Refused 15th July 2005.

05/1213/OUT - Outline application for the redevelopment of the site with the erection of 8 flats with 8 off-street car parking spaces (Resubmission of WB/05/0359/OUT).
STATUS: Application Refused 29th March 2006.

08/0895/FULL - Construction of two-storey, 4 bedroomed detached house, with alterations to existing dwelling.
STATUS: Conditional Consent 28th October 2008.

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 the extension will be visible from within the street scene of Pines Avenue to the west. Whilst it is the rear elevation of the property due to the orientation it is visually a side extension from the access off Pines Avenue. The materials proposed are to match that of the existing property which allows the extension to form a cohesive addition to the dwelling. The height of 3m ensures that the extension is a subservient form.

A door is proposed to be introduced to the new extension, this will not result in a significant alteration. A door in the side elevation would not result in an impact to the visual amenity of the property that would be demonstrable to the application.

The subservient form of the extension allows the application to not dominate the visual amenity of the street and therefore is acceptable.

Residential Amenity

The property that would be most affected by the proposal would be the neighbour to the north on Pines Avenue. This is due to the extension being towards their shared boundary. There is currently screening on the boundary in the form of a fence and the neighbouring property has a shed on the boundary. This will partly screen the proposed extension from the residential amenity space of the neighbouring property mitigating the potential for the overshadowing.

With the separation from the boundary being approximately 1m there is the potential for some overbearing on the neighbouring property, however, with the boundary treatment and the neighbouring shed there would not be an unacceptable level of overbearing or overshadowing achieved.

To ensure there is no overlooking to the neighbour to the north there are no windows within this elevation where it would be closest to the boundary. One window faces north but serves a toilet and would be located further back from the boundary. All other windows and openings will face the street or the boundary treatment to the east. A condition will be included to ensure no additional windows are proposed on the northern elevation

To the east the impact on the pub garden would be screened by the boundary treatment and would not be unacceptable due to the use of the neighbouring site.

As such there are no detrimental impacts to the neighbouring properties that would be demonstrable to the application.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to rear 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: 11/12/2025

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