Expiry Date - 26/05/2025

# Development Control – Delegated Officer Report

**Application Number: AWDM/0447/25** **Recommendation – APPROVE**

**Site:** **9 Windrush Close Worthing West Sussex BN13 3LS**

**Proposal:** **Construction of single storey rear extension and associated alterations including external flue/chimney**

**Date of site visit:** 09/05/25

**Neighbours checked:** Y

**Additional neighbour notifications**: N

**Site and Surroundings**

The site is located on a corner plot at the junction of Windrush Close and Adur Avenue within a residential area of Worthing. Windrush Close slopes down from north to south with the application property on lower ground level than the adjacent neighbour. The property comprises a detached two storey house with brick and tile hung elevations and a pitched roof. The property has previously been extended to the rear with a single storey extension and conservatory. The property is set back from the road behind a paved driveway with parking for two vehicles.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

**Proposal**

Planning permission is sought for a single storey rear extension and external flue. The existing rear extension and conservatory would be demolished.

The proposed extension would measure approximately 8.75m wide x 3.85m deep with a monopitch roof of 2.75m high to eaves and 3.8m high to the ridge. The extension would have bi-fold doors and a window to the rear and a window to the south side elevation and roof lights above all serving the proposed kitchen/garden room extension. The extension would be finished in materials to match the existing building.

An external flue, serving a wood burner is also proposed to the south end of the rear elevation exiting via the roof of the proposed extension. The flue would project approximately 1m above eaves level of the main house but would be below ridge level. This aspect of the development is permitted development.

**Relevant Planning History:**

AWDM/0407/19 - Demolition of existing conservatory, two storey rear extension, single storey front extension and canopy over new door to North elevation – Withdrawn as unacceptable

**Consultations:**

None required

**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 proposed extension is to the rear of the property and would not be visible from the road due to the high evergreen hedge that forms the boundary of the site and its single storey height.

The proposal would be subsidiary in form and scale to the existing dwelling and would be finished in materials to match, reflecting the character of the existing building.

The proposed flue would be visible from the road to the south and to the rear but would not appear dominant or intrusive in the street scene. This aspect of the development would be within permitted development.

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 side at No.8 Windrush Close and to the rear at No.1 Colne Close.

No.8 is located to the north side of the property and is positioned further forwards in its plot and has a single storey extension to the rear. The neighbour is on higher ground and separated by a high fence. The proposed extension at

3.85m deep would project approximately 2m beyond the rear of the neighbour's extension and exceeds the recommended depth of 3m but would not extend beyond a line projected at 45 degrees from the midpoint of the neighbours closest rear window. An extension of this depth and height positioned on lower ground to the neighbour would not appear overbearing or oppressive to the neighbour or result in overshadowing or loss of light to their house or garden. No windows are proposed to the north side of the extension and no overlooking or loss of privacy would occur.

No.1 is located to the rear (east) of the application site but is screened at ground floor level by the existing brick garages and other outbuildings to the rear boundaries of both properties. The proposed single storey extension would not adversely affect these occupiers.

The proposed flue would be within permitted development and therefore should not be considered further by this proposal.

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

**Recommendation**

**APPROVE** subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to north side elevations 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: Amanda Haslett Date: 21/05/25

Authorised by: Louise Prew Date: 21/05/2025