

Development Management – Delegated Officer Report

Application Number: AWDM/0873/26

Recommendation: – APPROVE

Site: 52 Compton Avenue Worthing West Sussex BN12 4UE

Proposal: Removal of rear store and conservatory. Single-storey rear extension and associated elevation alterations.

Date of Site Visit: 04/08/2026.

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site, 52 Compton Avenue, is situated within an established residential area in Worthing. The site comprises a link-attached bungalow with a pitched roof. The immediate locality is characterised predominantly by link-attached and detached bungalows set within individual plots, typically with private rear gardens and short front driveways leading to garages. The application property also follows this pattern. A conservatory is situated to the rear of the property. Many of the properties in the local vicinity have single-storey rear extensions.

The property is not a listed building and is not located within a conservation area. There are no Tree Preservation Orders affecting the site.

Proposal

Planning permission is sought for the removal of a rear store and conservatory, and for a single-storey rear extension and associated elevation alterations.

The proposed single-storey rear extension will extend to a maximum depth of approximately 6.04m and 10.23m wide. It will feature a flat roof with a height of approximately 2.97m.

The extension will be constructed in matching render.

No side openings are proposed; a window and doors will be installed on the rear (east) elevation. Three rooflights are proposed on the roof of the extension.

The demolition of the existing rear store and conservatory will enable the proposed extension to take place.

Relevant Planning History:

No relevant planning history.

Consultations

None undertaken.

Neighbour Representations

None received.

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2026)
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

Although the proposed extension extends to a considerable depth, overall, it would be subsidiary in form and scale to the existing building and would be finished in render to match the existing building. Due to this, the extension relates well to the existing building and will not appear out of place. The flat roof is considered acceptable given the scale and subordinate nature of the extension.

Other properties in the local vicinity, including the neighbouring property at No.50, contain large rear extensions. The proposed extension is located to the rear of the building and only glimpsed views of it would be visible from the road. The addition of the extension would therefore not appear visually out of keeping and would not detract from the character of the area.

Residential Amenity

The neighbouring properties most affected by the proposed development are those immediately adjacent at 50 Compton Avenue (to the south) and 54 Compton Avenue (to the north).

50 Compton Avenue

50 Compton Avenue is located to the south of the application site and consists of a link-attached bungalow. The properties are separated by fencing and the attached garages.

No. 50 contains an existing single-storey rear extension that extends almost as far as the proposed extension but is at a higher height. It contains no side openings facing the application site.

The proposed extension would only extend approximately 1.04m further into the garden than the neighbouring extension but would be at a lower height. The proposed extension contains no side openings. As such, there would be no overlooking or loss of privacy. There may be some partial impact on the receipt of light to the openings on the rear (east) elevation of No. 50's extension, but this impact would not be severe.

As a result of the above, there would be no overlooking or loss of privacy to neighbours, and there would be no unacceptable loss of light.

54 Compton Avenue

54 Compton Avenue is located to the north of the application site and consists of a link-attached bungalow.

No. 54 contains an existing extension that extends further into the garden than the existing conservatory at the application site. This extension contains a pitched roof that creates a much greater height and scale than that of a flat roof extension. The proposed extension would be at a much lower height than the extension at No. 54, although it would extend further into its respective garden.

There are no side openings on the proposed extension. The existing conservatory extends approximately 2.47m into the garden and is to be removed. The proposed extension would extend approximately 6.04m into the garden. This represents approximately an additional 3.57m of built form when compared to the existing arrangement along the north elevation of the application site property. Moreover, the proposed extension would be slightly closer to the boundary than the existing conservatory. Despite this increase in depth and its closer proximity to the boundary, the extension would be under 3m in height, would remain single storey in scale and contains no side openings. As such, there would be no overlooking or loss of privacy to neighbours. There may be some additional impact on the receipt of light to the openings on the rear (east) and side (south) elevations of No. 54, however, this impact would not be severe.

Although not part of the proposed extension, a new opening is proposed on the side (north) elevation of the dwelling. It is proposed to face the side (south) elevation of No.54. Despite this, it will not directly face any openings at No.54 and the fencing provide some additional screening of this opening. As such, it will not result in unacceptable overlooking or loss of privacy.

As a result of the above, there would be no overlooking or loss of privacy to neighbours, and there would be no unacceptable loss of light.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to 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: Tom Westerman Date: 21/08/2026.

Authorised by: Jo Morin Date: 25.08.2026