

Development Management – Delegated Officer Report

Application Number: AWDM/0297/26

Recommendation: – REFUSE

Site: 106 Meadow Road Worthing West Sussex BN11 2SE

Proposal: Householder application for permitted development for prior approval for single storey extension to rear of property measuring 5m from rear wall of the original dwelling, maximum height 2.75m and height of eaves of the extension 2.75m

Date of Site Visit: 31/03/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application site is a bungalow located on the western side of Meadow Road. 106 is a semi-detached property with an access pathway to the northern side. There is a small separation from the neighbouring property to the north. To the rear of the site there are currently two conservatories which run off the rear of the site whilst stepping in from the northern boundary.

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

Proposal

The proposal relates to a 5m deep rear extension with a flat roof at 2.75m. The extension is to run flush with the current northern side elevation. The 2.75m eaves height matches that of the existing dwelling. There are proposed to be two windows and a door on the rear elevation of the extension. A second door would be introduced on the southern elevation with the northern elevation being solid faced brick.

Relevant Planning History:

None

Consultations

None

Neighbour Representations

Mrs Sharon Gorringer 108 Meadow Road Worthing West Sussex BN11 2SE

This will violate your own policies within overdevelopment as the suggested metering will leave little garden and darken gardens on either property. This will create issues with the already struggling drainage also. The gardens will dark all day. This is a huge project for such a small home and garden. One of the reasons I bought this home was because I never thought anyone would be so awfully selfish to overdevelop in this way. Please send one of your officers to see the space and effect this will have on the

neighbouring properties, it will also be difficult to sell them due to this massive eyesore. Do not allow this

Miss Laura Holmes 104 Meadow Road Worthing West Sussex BN11 2SE

This is far too large for a property this size, the proportions are ridiculous. This type of developer belongs in an £800.000+ area that has the space to do this. Developing these modest bungalows into the planned 5 meter extension would be very out of character with the aesthetic, it may also cause more drainage issue with the added concrete. Looking at others that have extended (2 meter conservatory) and 3 meter room on 102 is more than substantial. Please take a look at how much space is left just with taking 3 meters away. This will dwarf our gardens and plunge them into constant darkness, no sun, no growth, no benefit to the neighbours at all. This selfish development will make it very difficult if not impossible to sell in the future due to this massive brick wall in front of the garden with no sun or light. Please be aware that a neighbour has just sold a property and is France so cannot object to this but will. Please do not allow this. 4 meters is too big, 3 is also extremely large given the garden sizes, pictures are available on google but does not show enough of the devastating impact this will have.

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:

Principle

The proposal will be viewed against the criteria of permitted development, as laid out within The Town and Country Planning (General Permitted Development) (England) Order 2015

Consideration

Schedule 2, Part 1, Class A, A.4 (7) requires that "where any owner or occupier of any adjoining premises objects to the proposed development, the prior approval of the local planning authority is required as to the impact of the proposed development on the amenity of any adjoining premises". Two objections were received therefore an assessment of amenity impacts has been made.

The key consideration is the effects on the residential amenities of the adjoining residential property No.104 Meadow Road, to the north. The proposal would be 5m deep and the overall eaves height and would be 2.75m. The neighbours do have a small extension of their own but the depth of the proposed extension at 5 metres would project significantly beyond this. Due to the location to the immediate south of the site it is likely that the proposed extension would overshadow both the conservatory and amenity space causing an adverse impact.

The proposal is set off the shared boundary with no. 108 to the south, by 2.35m. This is sufficient to reduce any adverse impact in terms of sense of enclosure on this property and loss of light. The extension is to the north and so would not overshadow this neighbour. It is therefore not considered to have an adverse impact on the neighbouring property to the south, No. 108

Recommendation

REFUSE

The proposed extension by reason of location and depth would adversely affect the amenity of residents at 104 Meadow Road by reason of overshadowing their rear habitable room and garden. The proposal is therefore contrary to the National Planning Policy Framework, policy DM5 of the Worthing Local Plan (2023) and the Council's Supplementary Planning Guidance 'Extending or Altering Your Home'.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Finlay Gardner

Date: 16/04/2026

Authorised by: Louise Prew

Date: 17/04/2026