

Development Management – Delegated Officer Report

Application Number: AWDM/0354/26 **Recommendation:** – APPROVE

Site: 7 Southsea Avenue Worthing West Sussex BN12 4BN

Proposal: Proposed single storey rear extension

Date of Site Visit: 23/04/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site is located to the west side of Southsea Avenue within a residential area of Worthing. The property comprises a link detached bungalow with its garage attached to the garage of No.5 to the north side. The property has brick and render elevations with a timber detail gable to the front and a hipped main roof. There is a conservatory to the rear and a mature rear garden enclosed by fencing. The property is set back from the road behind a brick and render wall and front garden with a driveway leading to the garage at the side and 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.

Proposal

Planning permission is sought for a single storey rear extension.

The existing conservatory would be removed and a new rear extension constructed, measuring 3.7m deep (from the rear wall of the original bungalow) and 4.05m deep where it extends to the side x 10.38m wide with a flat roof of 3m high. The extension would form a living room with sliding doors to the rear, a high level window to the south side and roof light above and a study with window to the rear. The extension would be finished in smooth render on a brick plinth to match the existing building with aluminium windows and doors.

It was clarified during the course of the application that the loft conversion and roof extension works shown on the plans are intended to be carried out as permitted development and therefore do not form part of the works under consideration as part of this application.

Relevant Planning History:

None relevant

Consultations

None required

Neighbour Representations

2 objections received from neighbours to the front and rear, both relating to the loft conversion/roof extensions that have since been removed from the description as these works are intended to be carried out under permitted development.

38 Parklands Avenue

Our objection relates to the west side/rear hip roof and window overlooking neighbouring gardens and windows. Many nearby neighbours have their gardens, bedrooms, and toilets facing the new proposed hip roof and window invading privacy and potentially affecting their properties appeal if they ever wanted to sell because due to being overlooked. We have no objection to the single storey extension or the loft being converted as many properties have done throughout the area, however we will not accept being directly overlooked without attempting to conceal visibility into neighbouring houses. Please can the design be revised to match adjoining properties and in keeping with the area.

10 Southsea Avenue

With regard to the front roadside roof light. I wish to register my concern, as this window will overlook into my front bedroom and back garden, causing significant loss of privacy. Would you please consider making this window, fixed non opening, with obscure glazing, or not allowing. Please take into account my loss of privacy when reviewing this application.

Officer response: The comments above relate only to the loft conversion/roof extension works that are intended to be carried out under permitted development as stated on the updated plans. Any concerns relating to these works cannot be considered by this application which (as updated) is for a single storey rear extension only.

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 single storey extension is to the rear of the property, set back over 20m from the pavement edge and would not be visible in the street scene or have any adverse impact on the character of the area.

The extension would be subsidiary in scale and form to the existing building and finished in materials to match and would reflect the character of the existing bungalow.

There would be no 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.5 and 9 Southsea Avenue.

No.5 is located to the north side and attached to No.7 by the garage. There is a high fence to the boundary. The proposed rear extension would extend behind the garage for a depth of 4.05m with the garage and store being retained as existing. The proposed extension would be set in approximately 0.17m from the boundary and would have a flat roof of 3m high. The proposed extension would not extend beyond a line projected at 45 degrees from the midpoint of the neighbours nearest French doors (as demonstrated on the submitted plan) and would not diminish light to the neighbours primary rooms. An extension of this height would not be overbearing or oppressive to the neighbour. There are no openings proposed to the north side of the extension and no overlooking or loss of privacy would occur.

No.9 is located to the south side and extends back further to the rear than No.7. There is a high fence to the boundary. The proposed extension would project approximately 0.8m further to the rear than the neighbours property but would be set in from the boundary by 1.12m. The only opening to the side of No.9 that is opposite the proposed extension is an obscure glazed door serving a kitchen. This room is also served by a window to the rear and another window further forward on the side elevation. The proposed extension would be well within the 45 degree line projected from the rear window of the neighbours property and there would be no adverse impact on light or overshadowing to No.9. The proposed extension would not appear overbearing or oppressive to the neighbours. The proposed high level window opening to the south side of the extension would look out on to the boundary fence and is opposite the blank wall of the neighbours property and would not result in overlooking or loss of privacy.

There would be no adverse impact on the neighbours to the front or rear of the site as a result of the proposed single storey rear extension. The comments received objecting to the proposal relate only to the loft conversion and roof extensions which are intended to be carried out under permitted development and do not form part of the consideration for this application.

There would be no detrimental impact on the residential amenities of adjacent occupiers as a result of this single storey rear extension.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit

3. Matching materials
4. No openings to north side elevation of extension

Informative

1. 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.
2. The Applicant is reminded that no consent under this permission is conferred on the proposed roof enlargements which are annotated on the approved drawings as to be carried out as 'permitted development' under the provisions of the Town & Country Planning (General Permitted Development) Order (as amended).

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

Case Officer: Amanda Haslett Date: 13/05/26

Authorised by: Jo Morin Date: 13.05.2026