

Development Management – Delegated Officer Report

Application Number: AWDM/0574/26

Recommendation: – APPROVE

Site: Comptons Cottage Durrington Hill Worthing West Sussex

Proposal: Single storey extension and conservatory to rear elevation. Replace 2no existing rear dormers with one wider dormer window.

Date of Site Visit: 10.06.2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application relates to a detached chalet dwelling occupying a corner position within a small cul-de-sac of houses located off the east side of Durrington Hill. The cul-de-sac comprises a mix of detached houses ranging in style and age. Surrounding land slopes gently down to the south. The application property is orientated east-west with a shallow, paved frontage to the west and private rear garden to the east enclosed by close boarded fencing. The property has a small conservatory to the rear southeast corner.

To the north side is a detached older style 2-storey house, Elm Bank House, the rear garden of which lies to the south, adjoining the north side Comptons Cottage and its rear garden. There are several windows in the south elevation of Elm Bank House facing towards the application site.

To the east is Bluebells a detached property facing south which has its front garden abutting the eastern site boundary of Compton's Cottage.

To the south is Brambledown a detached property facing Durrington Hill, the property is in a large plot south of the access drive of the cul-de-sac.

To the west is Woodcroft, the front elevation of which faces east toward the application property.

The property is not listed or locally listed or within a conservation area.

Proposal

Permission is sought to remove the existing rear conservatory and erect a 2m deep x 4.5m wide infill extension to the rear southeast corner plus an attached rear conservatory a further 2.7m deep x 4.5m wide. The extension would be constructed in brick with a flat roof 2.9m high. The conservatory would consist of glazing above a brick plinth with a shallow lean-to roof sitting just below the flat roof of the extension.

In addition it is proposed to remove the existing 2no pitched roof dormers on the rear elevation and erect a rear box dormer 2.3m deep x 2.2m high. Following amendment the rear dormer would be 7.3m wide. It would be finished in tile hanging.

Relevant Planning History:

03/00043/FULL - First floor extension over existing garage including alterations to existing dormer.

STATUS: Conditional Consent 21st February 2003.

AWDM/1041/18 - First-floor rear extension with two dormers to east elevation, rear extension including new conservatory to replace existing conservatory and conversion of integral garage to fifth bedroom.

STATUS: Application Permitted 13th September 2018 – not implemented.

AWDM/1439/20 - Application for Certificate of Lawfulness for proposed infill between to rear dormers to create one larger dormer

STATUS: Application Permitted 2nd November 2020 – not implemented.

Consultations: Not undertaken.

Neighbour 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 rear infill extension and replacement conservatory are modest in size and will be subservient in scale and form to the host dwelling. The external walls and plinth will be constructed in brickwork which will help the development integrate with the appearance of the host dwelling. There will only be limited views of these additions from outside of the site, effectively screened by the existing close-boarded fencing enclosing the rear garden.

The existing pitched roof dormers on the rear roof slope are visible from eastern end of the cul-de-sac in front of 'Bluebells' and 'Pippins'. They sit comfortably on the roof without dominating its appearance. The large width and 'box' form of the replacement rear dormer will be a less sensitive addition to the roof. However, it will be set well

down from the ridge, up from the eaves and in from the half-hipped sides of the roof. Seen in the context of nearby 'Bluebells', 'Pippins' and 'Thistledown' where wide, mono-pitched front dormers are part of their original design, it is considered the replacement dormer would be difficult to resist on visual amenity grounds.

Residential Amenity

The most affect properties are neighbouring Elm Bank House to the north, and 'Bluebells' to the east.

The rear garden of Elm Bank House is relatively shallow at approximately 6.6m meaning that windows at ground and first floor on the south elevation of the house overlook the north side of Compton's Cottage in relatively close proximity. The proposed 'box' former would extend further northward on the roof slope than the nearest existing pitched roof dormer to be replaced. As initially submitted it was considered the resulting impact would be unacceptably intrusive and harmfully detract from the outlook of the dwelling. The width of the dormer has been reduced from the north and, as amended, there would be a separation distance of 10m between its northern side 'cheek' and the rear windows of Elm Bank House. The flat roof of the box dormer would not be as tall as the pitched roofs of the existing dormers but would sit lower on the roof, closer to the eaves than currently. As amended, taken in the round, it is considered the resulting impact on the receipt of light to and outlook from windows in the south-facing elevation of Elm Bank House will not be so severe to justify refusal.

The rear of Compton's Cottage is sited at 90° to the front of neighbouring 'Bluebells' located to the north and east. The existing dormers, shown to serve a bathroom and en-suite shower-room, overlook the front garden of 'Bluebells' at a distance of between 8-10m, comprising the depth of the rear garden. The windows in the replacement dormer would serve a bathroom, en-suite and dressing room. Owing to the limited separation distance, a requirement for obscure-glazing is considered necessary to avoid the potential overlooking of the front windows of 'Bluebells', albeit at an oblique angle.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. Obscure-glazing dormer windows

Informative

Pro Active Amendment

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

Case Officer:

Jo Morin

Date: 23.06.2026

Authorised by: Peter Barnett Date: 24 June 2026