Expiry Date - 22/12/2025

Development Management – Delegated Officer Report

Application Number: AWDM/1359/25 **Recommendation – APPROVE**

Site: **42 Pines Avenue Worthing West Sussex BN14 9JQ**

Proposal: **Two storey rear extension, loft conversion with side facing dormers, external alterations including painted render and new fenestration: family annex outbuilding in rear garden**

Date of site visit: 10.11.2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a detached hip-roofed bungalow occupying a wedge-shaped plot at the far northern end of Pines Avenue, a cul-de-sac of houses and bungalows on rising ground accessed from the A27 (Upper Brighton Road). The bungalow has been enlarged by a conservatory to the rear. A driveway on the west side of the bungalow leads to a detached garage set back into the rear garden. The plot widens outward toward the rear providing the bungalow with a generous-sized rear garden.

The bungalow forms part of a symmetrical composition of detached and semi-detached bungalows arranged around the ‘hammerhead’ end of the cul-de-sac.

Adjoining to the southeast, No.40 consists of similar style of detached bungalow. It has been enlarged by a hip to gable roof extension and side dormers, plus a single-storey rear extension.

Adjoining to the west, No.44 consists of one half of a semi-detached pair of hipped roof bungalows. A driveway sited at an angle to the bungalow, is paired with that at No.42. It leads to a detached, pitched roof garage positioned between the side of the bungalow and the common site boundary.

The application property is not listed, locally listed or within a conservation area. There are no TPO trees on the site.

A wide tree-planted landscape margin adjoins the site to the east, wrapping around the northeast corner of the plot. It separates Pines Avenue from Sainsburys superstore to the east and includes a public footpath (3134) which links Upper Brighton Road, winding through the Lyons Farm business/retail park to the South Downs.

The remainder of the north site boundary adjoins an allocated development site (Beeches Avenue), where outline planning permission has recently been granted for a residential development of 90 dwellings with associated parking, open space and landscaping (AWDM/0393/23).

Proposal

The application which has been amended, seeks permission for a 2-storey rear extension, replacing the existing conservatory, and extending the full width of the bungalow rearward by 5m with a pitched and gabled roof replicating the height and form of the existing roof (ridge and eaves lining-through). The existing and proposed roof void would be converted to provide first-floor accommodation together with the provision of dormers on either side. The dormers would each be 1.9m high by 2.7m deep and 7m wide, set back from the front hip of the existing roof by 1.8m. Pairs of rooflights are proposed on either side of each dormer.

The proposals also include rendering the existing brick walls of the bungalow. Following amendment, the dormers would be finished in tiling to match the enlarged roof.

A detached annexe is proposed in the far northeast corner of the rear garden. It would be 9m wide by 4m deep with a shallow dual-pitch roof (2.43m high) incorporating a front canopy. The accommodation (GIA 30qm) would provide a bedroom with en-suite shower room and separate living/kitchen area. It would be finished externally in timber cladding.

A supporting statement explains that the annexe accommodation is required to meet the specific needs of the Applicant's Mother, who has limited mobility and is re-locating from a first-floor flat. The Applicant, a registered nurse, will provide daily care and support. It states: *"The annexe accommodation will allow multi-generational living whilst ensuring appropriate supervision and privacy."*

Relevant Planning History: None

Consultations: None undertaken

Representations: A representation in support of the proposals has been received from the National Annexe Planning Consultancy.

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

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.

Policy DM5 states that residential annexes must be designed as ancillary to the main dwelling and be capable of satisfactory conversion for use in association with the main dwelling when it is no longer required by a relative or dependent. The supporting text (paragraph 5.67) clarifies that such annexes should be ancillary to the main dwelling both in scale and range of accommodation and facilities and must not assume a detached or independent identity by design or sub-division of the curtilage of the main dwelling.

Despite the full range of facilities provided by the annexe accommodation, the justification set out in the supporting statement satisfactorily demonstrates that a close ancillary relationship to the host dwelling would remain, which can be secured by condition.

Visual Amenity

Extensions and alterations to bungalow

The 2-storey rear extension can be comfortably accommodated on this generous-sized, wedge-shaped plot without appearing cramped and retaining a good-sized rear garden.

Following negotiation and amendment leading to a reduction in the scale and massing of the proposed side dormers, and their re-positioning further rearward (northeast) on the extended roof, it is considered the proposed roof enlargements would be in keeping with the overall scale and proportions of the bungalow without dominating the roof.

The design, scale and massing of the proposed roof extensions will be similar to those approved at nearby 43 Pines Avenue (AWDM/1230/18). [It is noted that the external walls of the bungalow at No.43 have been rendered and the dormers finished in grey cladding, which is contrary to the approved plans and condition 3 of the planning permission.]

In this case, there is no objection to the proposed rendering the elevations of the bungalow. This is a traditional external finish used on the nearby houses in Pines Avenue and would not appear out of keeping in this context. However, the horizontal cladding of the dormers originally proposed was considered an ‘alien’ finish that would ‘draw the eye’ to the proposed roof extensions. As amended, the tiled finish will help the dormers ‘recede’ in view and integrate more sympathetically with the appearance of the bungalow.

Annexe

Owing to the size and shape of the plot the proposed annexe would not be visible in public views from the street. Dense tree cover would curtail views from the public footpath to the East where it would be seen in the context of a garden outbuilding.

Residential Amenity

The most affected properties are those on either side, Nos 40 and 44.

The siting of these properties around the head of the cul-de-sac and their layout within wedge-shaped plots results in a comparatively generous spacing between the bungalows, with side elevations facing each other at an oblique angle. Consequently, the main 'bulk' of the proposed 2-storey rear extension and dormer roof enlargements will be sufficiently well-separated from the neighbouring properties to avoid any unacceptable loss of light or overbearing impact (notwithstanding that No.40 is on lower ground). That said, it is considered important to require the windows in the dormers and proposed roof lights to be obscure-glazed and fixed shut below 1.7m to avoid the potential for unneighbourly overlooking. [This would be consistent with the approach taken by AWDM/1230/18 at 43 Pines Avenue.]

The annexe will be sited on elevated ground in the rear garden. Its main outlook facing south across the garden towards the angled site boundary with No.40. No.40 lies on lower ground at an oblique angle to the boundary. The minimum separation distance between the annexe and the nearest part of the bungalow at No.40 would be some 18m. At this separation distance, although clearly visible from No.40, the annexe building, and its occupation by a dependent relative, will not have an intrusive or unneighbourly impact on the amenities of No.40.

The proposed annexe is well separated from No.44.

Recommendation

APPROVE subject to Conditions: -

1. Drawing Numbers
2. Standard time limit
3. External walls of bungalow and extensions rendered as stipulated; roof of extension and dormers to be tiled to match the colour of the main roof
4. Annexe to be timber clad as stipulated
5. Windows in dormers and roof lights to be obscure-glazed and fixed shut below 1.7m
6. Ancillary annex accommodation

Informative

Proactive Amendment

Expiry Date - 22/12/2025

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

Case Officer:	Jo Morin	Date: 19.12.2025
Authorised by:	Peter Barnett	Date: 22 December 2025