

Development Management – Delegated Officer Report

Application Number: AWDM/0670/26

Recommendation – REFUSE

Site: 68 Rectory Road Worthing West Sussex BN14 7PW

Proposal: Single storey rear extension (following removal of conservatory); roof extensions including rear hip to gable, side dormers and front rooflight

Date of site visit: 01.07.26

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The property comprises a detached bungalow on the east side of Rectory Road. The property is set back from the road with a low wall to the frontage. There is a driveway at the northern side of the property with a detached garage. There is a footpath to the southern side leading to the front door which is on the southern side elevation. The bungalow has a hipped tiled roof. The property has a conservatory to the rear. The property has two bay windows to the front elevation and is clad to the front.

The two properties to the south are a similar style to No 68. There is a mixture of styles of bungalows in the near vicinity, all generally having hipped roofs. There is evidence of roof extensions in the road.

The opposite side of the road comprises two storey dwellings backing onto Rectory Road. These properties are within the West Tarring Conservation Area.

Proposal

At the rear a full hip to gable is proposed with a new window to the rear elevation. Two flat roof dormers, one either side are proposed partly on the existing roof slope and partly on the extended roof. A roof light window is proposed to the front first floor elevation.

It is also proposed to extend the property at the rear at ground Floor following the removal of the rear conservatory. The proposed extension would have a partly flat roof and partly skirt roof. The extension would project approx. 4m and the width of the existing property with windows to the rear (east).

The side two flat roof dormers are proposed slightly set in from the proposed front and rear elevations. To the southern side three windows are proposed to bedrooms and a landing. To the north a further bedroom and bathroom window are proposed. Drawing notes indicate that any side facing upper windows to be fixed shut up to 1.7m above FFL and obscure glazed

Relevant Planning History:

None

Consultations

Southern Water- No objection

Neighbour Representations

None received

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM24

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 National Planning Policy Framework advises in Paragraph 131 that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraph 135 indicates that development should: (b) be visually attractive and (c) sympathetic to local character and history, and in Paragraph 139 states: "Development that is not well designed should be refused especially where it fails to reflect local design guidance and supplementary planning documents such as design guides and codes".

Policy DM5 of the WLP requires all new development to (amongst other things) be of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area; enhance the local environment by way of its appearance and character with particular attention being paid to the architectural form, height, materials, density, scale, orientation, landscaping, impact on street scene and the layout of the

development; and make a positive contribution to the sense of place, local character and distinctiveness of an area.

DM24 states that Development should not adversely affect heritage assets or its setting (including important views that contribute to its setting).

The Council's Supplementary Planning Guidance 'Extending or Altering your Home' indicates the size and shape of any extension should normally be designed to ensure the original house remains the larger and more dominant feature, its design should be consistent with your existing property's style and shape and that roof extensions and dormers are often highly visible and alien features which greatly alter the appearance of a dwelling.

The existing bungalow is a modest detached bungalow which is in keeping with the scale and form of other bungalows on the east side of Rectory Road. The application proposes a roof extension with two large flat roof dormers either side of the existing roof and into the gable extension to the rear. The flat roof dormers on both sides would be overly large, clumsy and unsympathetic and wholly visible on this modest bungalow.

The character of this side of Rectory Road is prominently of single storey bungalows. In particular 68 (the site), 66 and 64 are the same style of bungalow with a characterful style of hipped roof. Although both 66 and 64 have roof extensions, the dormer in particular to 66 is small and both are only on one side of the roof thereby retaining the character and shape of the roof.

The proposed two flat roof dormers would create unsympathetic dormers on this simple bungalow which would have a significant visual impact on both the architectural form and integrity of the building itself, and the street scene it sits within.

As such the proposal would be out of scale and proportion with the existing dwelling and of poor design and appearance impacting on the character of the existing dwelling and the street scene.

The site is on the opposite side of the road to West Tarring Conservation Area, however in view of the fact the proposal would be opposite the rear of modern houses within the conservation area it is not felt that the proposal would have an impact on the designated asset.

The proposal would however be contrary to the NPPF and local plan policies.

Residential Amenity

The most affected properties are 66 and 78 Rectory Road.

In terms of No 66 to the south this property has its garage and outbuilding nearest the boundary and the driveway with the proposed extension to no 68. No 66 has what appears to be a lean to building on the boundary with opaque glazing to its northern side facing No 68. There are also a number of roof light

windows in its north elevation. Although the proposed extension being north of No 66 would not cause detrimental loss of light, the proposed dormer window facing south would contain two bedroom windows and a stair window, although notes indicate that these windows would be fixed shut and obscure glazed below 1.7m of FFL these are likely due to their siting to cause perceived overlooking. The rear gable first floor windows would cause oblique distance overlooking of the garden of No 66, which is not considered to be detrimental.

With regards to the impact of the proposed rear extension. The existing conservatory projects approx. 2.5m. The current proposed would project approx. 4m. The proposed extension would be north. No 66 has a number of outbuildings along the boundary, including what appears to be opaque glazing to the north side of the extension on their northern boundary. However in view of the proposed extension being north and only approx. 1.5m beyond the existing extension to No 68, it is not considered it would cause detrimental loss of light or overlooking so as to refuse the application on this basis.

In terms of No 78 to the north, due to the driveways between the properties there is good separation between the properties. It is considered that the rear gable and dormer would have some impact in terms of loss of light and visual impact, however in view of the distances between the properties it is not considered that it would cause undue loss of light or visual impact so as to refuse the application on this basis. The application proposes two windows to the proposed dormers which, as above, would be non-opening and obscure glazed till 1.7m FFL. No 78 has windows in its south elevation and although overlooking would not be direct as with the proposed south facing dormer windows it is likely that these windows due to their size and siting would cause perceived overlooking. The rear gable first floor windows would cause oblique distance overlooking of the garden of No 78, which is not considered to be detrimental.

With regards to the impact of the proposed single storey extension this would be south of No 78, however in view of the distance between the properties, boundary treatment and garages it is not considered that the proposed single storey extension would have an impact on No 78 in terms of loss of light, visual impact or overlooking.

The properties at the rear are at such a distance not to be impacted by the proposal.

Recommendation

REFUSE for the reasons:-

1. The proposed roof extension and dormers by reason of the size, design, bulk and form would constitute a visually discordant addition, out of keeping with the design and appearance of the existing dwelling and surrounding development and detrimental to the street scene. The proposal is therefore contrary to policy DM5 of the Worthing Local Plan

2023, Supplementary Planning Guidance "Extending or Altering Your Home" and the relevant policies of the National Planning Policy Framework.

2. The proposed dormers and fenestration by reason of their size, siting, orientation and proximity to the site boundaries would give rise to a perception of or actual overlooking that would be intrusive for the occupiers of 66 and 78 Rectory Road detrimentally affecting their amenity. The proposal is therefore contrary to policy DM5 of the Worthing Local Plan, Supplementary Planning Guidance "Extending or Altering Your Home" and the relevant policies of the National Planning Policy Framework

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority offers a pre-application service should the applicant wish to apply with a revised proposal.

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

Case Officer: Jackie Fox Date: 21.07.26

Authorised by: Louise Prew Date: 22/07/2026