Expiry Date - 13/10/2025
Extension of Time -

Development Management – Delegated Officer Report

Application Number: AWDM/1043/25 **Recommendation: – APPROVE**

Site: **1 Longlands Glade Worthing West Sussex BN14 9NR**

Proposal: **First floor side extension over existing garage with privacy screen; first floor front extension; single storey side and rear extensions; conversion of garage to habitable space; existing fenestration alterations; and existing rear terrace raised.**

Date of Site Visit: 02/10/2025

Neighbours Checked: Y

Additional Neighbours Notified: Y

Site and Surroundings
The application site is on the southern side of Longlands Glade towards the corner with Longlands. The plot of the property hosts a detached house on the eastern side of the original property. To the rear of the garage there is a single storey rear extension.

To the rear of the site there is a terrace which is elevated above the rear garden which slopes down to the south. The site topography is quite steep with the north being above the south of the site.

The site is not within a conservation area nor is the building listed. The site has 2 TPO's which are located to the north eastern parts of the site.

Proposal
The amended application relates to the introduction of a first floor side extension and the removal of a chimney on the south eastern side elevation. The existing ground floor garage and side extension is to be redesigned and rebuilt converting to integral residential use, to the rear of the site the proposal will increase the depth of the existing.

Within the rear elevation of the property there will be the blocking up of a door as well as some other fenestrations to the front and rear of the site these include the introduction of bi folding doors and windows.

The first floor front extension has arisen through the shifting of the original proposal away from the boundary on the south eastern side and towards the front of the site. The amendment also removes a previously proposed Juliet balcony and sees the introduction of a privacy screen to the site of the window.

Finally, the previously proposed detached garage has been removed from the application to protect the TPO tree to the north eastern side of the site.

Relevant Planning History:

06/1398/FULL - Erection of a two storey front extension and single storey rear extension.
STATUS: Conditional Consent 7th February 2007.

07/1290/FULL - Erection of two storey and single storey extensions to front and rear elevations.
STATUS: Conditional Consent 14th January 2008.

10/1039/FULL - Application for a new planning permission to replace extant planning permission WB/07/1290/FULL for the erection of two storey and single storey extensions to front and rear elevations.
STATUS: Conditional Consent 7th January 2011.

AWDM/1483/25 - Application for Certificate of Lawfulness for proposed single storey side extension
STATUS: Application Permitted 19th January 2026.

Consultations

Tree And Landscape Officer
Thank you for your email, I consider that the garage is too close to the Protected Rowan tree T8, particularly if it is to exceed the footprint of the existing hard standing. Should the garage be placed further to the Southwest, and within the hard standing there would still need to be hand digging only to establish location of roots and a contingency foundation should any major or anchoring roots be present.

Planning Applications Highways
This application is for first floor side extension over existing garage; single storey side extension off existing garage; two storey rear extension, existing rear terrace raised; existing fenestration alterations; new rendered finish to rear elevation; new detached garage located towards the front of the site. The site is located on Longlands Glade, an un-classified road subject to a speed limit of 30mph.

The proposed plans indicate that one additional bedroom would be provided to the existing property. The double garage will be converted and a replacement single garage provided. The proposed replacement garage does not meet minimum internal specifications of 3 x 6m. The applicant is encouraged to increase the size of the proposed garage to accommodate a modern car and cycle storage – as the proposed garage does not meet minimum specifications, it cannot be counted towards parking provision for the site and as such, the proposal would be considered to result in a loss of two garage parking spaces.

There appears to be sufficient space on site for at least two vehicles to park. Overspill parking can be accommodated on-street in this location; however the LPA may wish to consider the potential impacts of this proposal on on-street parking from an amenity point of view.

The proposal does not alter the existing site access arrangements and as such the LHA would not raise any highways safety concerns to the proposal.

Conclusion
The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore, is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

Neighbour Representations

No. of Contributors	2
No. of Representations	3
No. In Support	0
No. of Objections	2

Mr & Mrs Paul & Dawn Hood 19 Longlands Worthing West Sussex BN14 9NS

We are writing to strongly object to the above planning application. The planning details reveal that the owners wish to erect a 2 storey extension with 4 large glazed doors and a large glazed gable section across the entire width of the room, in a first floor bedroom! In addition, they have requested a Juliet style balcony be installed in front of this glazed area, confirming that the intention is for the homeowners to spend time looking out from this area. These features would directly overlook our property, resulting in a significant and unacceptable loss of privacy and give the homeowners a commanding view of our entire back garden and direct views into all of our first floor bedrooms, fundamentally altering the private character of our home. I am sure that this is why a single story extension currently exists in this location, rather than a two storey one, as it would have previously been deemed far too intrusive and would conflict with Council policies prioritising the safeguarding of neighbouring homes' privacy.
The subject property (1 Longlands Glade) already sits a good 6 foot higher than our property due to land elevations, and we have previously taken steps to create some privacy for ourselves by installing a 12 foot laurel hedge. This proposed extension would simply look directly over the top of this.
We originally bought our property as all the properties in this area have large grounds, a private outlook and offer substantial space between dwellings. These features would be drastically undermined by this development. We would certainly not have considered buying a property of this size/value if it were overlooked in this fashion and we feel that this will therefore deter future buyers in the same way if/when we come to sell in the future.
I would like to invite you to send someone to visit us, so you can see the potential invasion of privacy firsthand

Mr & Mrs Paul & Dawn Hood 19 Longlands Worthing West Sussex BN14 9NS
Good morning Mr Gardner and thank you for the updated plans. I wanted to let you know that although the property owner of 1 Longlands Glade has improved their plans slightly (ie removed the Juliet balcony and large glazed panel) the main facts of our original objection still remain, in that the proposed two storey extension is still in the

same location and will still be directly overlooking our property and gardens and affect the space and privacy that we originally bought our property for. We are still very concerned that the erection of a two storey extension is being proposed to be coming so far over and almost touching our boundary. We feel that this is far too close, bearing in mind that properties in this area are purchased mainly for their large plots and the space & privacy this provides and is probably the main reason that only a single storey extension was granted originally. We feel that because it would be so close that this additional structure would be extremely imposing and glaringly visible from our property and suggest it would be better positioned if it were on the other side of the house as this would also 'centre' the property within the overall plot. As I have mentioned before, please can I request that you visit us at 19 Longlands so you can see for yourself the visual impact this extension would have from our perspective.

Mrs A Turner
I am writing to express my objections to the above planning application which would seriously destroy my privacy.

The site sits directly behind and about 2m above my property. A second-floor extension with large, glazed doors opening onto a balcony extension, presumably designed as a seating area would overlook my house and garden it would enable them to see directly into the back of my house both first and second floor.

All the properties on the estate have fairly large gardens which gives owners privacy and this extension would, potentially, considerably reduce the values of the properties below as the will be severely overlooked.

Someone from the Directorate would be welcome to visit No.17 at any time to inspect the site.

A second comment was received from Mrs Turner as follows

Mrs A Turner
I had previously objected to the planning application at 1 Longlands Glade as I felt the design would offer an intrusive view into my garden at 17 Longlands, BN14 9NS.

On further discussion with Charlie Hall, the applicant, I now do not have any concerns.

The aspect in which the extension and rear windows will face will not cause me any concern over privacy and or views into my garden. This is mainly due to the large bush line a tree and angle of which the extension is planned to be built.

Charlie Hall has written this email and I'm happy with the above and will sign under no duress.

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
Due to the location of the proposed development there will be an impact on the visual amenity of the street due to the location to the front of the site. The proposed side extensions will be clearly visible within the street scene.

The first floor addition is set in from the side of the existing garage frontage by 3.5m metre. Although it would normally be a requirement to reduce the ridge of the extension down from the original ridge in this case the ridge of the extension follows the existing ridge. On balance this can be supported, the continuation of the ridge gives a simplistic roof form and building design. This is replicated at nos. 11 and 12 Longlands Glade where the ridge is continued into the side extension. The extension will still remain subservient and will not dominate the host dwelling.

To the front and rear there are proposed to be windows, to the front they will match those within the rest of the property. There are not proposed to be any windows within the flank elevation of the host.

The flat roof design of the rear extension will not be visible within the street scene due to the location to the rear and hidden behind the garage. The change of use of the garage to habitable space by infilling the door with cladding, will result in an impact on the visual amenity which is not considered to be significantly detrimental to the application, this is due to the retention of materials that are already available from within the site. The provision of the high-level windows will retain some of the characteristics of a garage to the front of the site and not significantly detract from the main property. The development will be in character with the surrounding street scene and existing building. Materials to be used will match existing. The development will therefore comply with principles of the Council’s SPG.

As such the proposed extensions would not appear harmful in terms of scale or form with the resultant effect appearing as a remodelled dwelling. There would be adequate separation from the site boundaries for each element of the extensions visually.

With the proposed materials matching that of the existing dwelling, it is considered that the extensions would provide a uniform frontage to the site there would be no significant harm to visual amenity.

Residential Amenity
The proposal is for a two-storey extension which would be in close proximity to the boundary shared with numbers 19 and 21 Longlands to the south-east of the property. The main impacts will be to do with sense of enclosure, light and privacy impacts.

There is some potential for overbearing to arise from the proposed development due to the proximity to the boundary of the neighbouring properties and its upslope position. The scheme has been modified from the original proposal with the extension brought back in line with the rear elevation of the existing building. The width has been reduced by about 65cm which has increased the distance from the boundary. The closest part will be 1.69m to the boundary with no. 19 but due to the angle of the properties the separation distance is greater towards the north-east.

There is an impact will on the rear part of the garden at number 19, where the angled corner of the proposal is at its closest but this is not considered to significantly affect any habitable room windows or the majority of the garden. The objection from the neighbour is noted and it is acknowledged that the extension will be in closer proximity than the existing building but the impacts of partially increased sense of enclosure are considered on balance, to be reasonable.

The potential for overlooking would arise from the new first floor rear facing window. It is recognised that there are existing first floor windows that would offer some views towards 17 and 19 Longlands. The original proposal had a larger window and Juliet balcony. The balcony has been removed and the window reduced in size to mitigate the increased potential for overlooking. Through amendments a screen has also been introduced to the side of the first-floor window which will ensure that the views towards the rear garden of no. 19 are mitigated to an acceptable extent. The distance towards the rear garden of 17 Longlands Glade is sufficient to ensure no undue loss of amenity on the occupants of that property. A condition will be included to ensure that the screen is retained and maintained in perpetuity and that no further windows can be added to the rear or side elevations. A condition will also be included that the roof of the single storey element can't be used as a balcony or terrace will also be included.

With the extension being located largely to the north of the properties on Longlands it is not expected that the extension would result in an adverse loss of light or daylight. While some overshadowing may be experienced to the rear of number 21 and in part to number 19 this would largely fall to the rear of the gardens. It is not considered that their amenity would be adversely affected in this regard.

The single storey rear extension aspect of the proposed development is located close to the boundary with no.19 however is not considered to result in a level of overbearing or overlooking that would result in a demonstrable impact to the neighbour.

The other windows proposed within this development will not look towards the rear gardens of neighbouring properties and therefore will not cause any overlooking. The works to the front of the site will not have any impact on the neighbouring properties due to the location of the proposed development.

The properties located to the west of the site are not considered to be impacted by the proposal.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to side elevations of extension
5. Screen to be implemented and retained
6. Roof of the extension not to be used as a balcony

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Finlay Gardner Date: 14/05/2026

Authorised by: Stephen Cantwell Date: 26/05/2026