

Development Management – Delegated Officer Report

Application Number: AWDM/0244/26

Recommendation: – APPROVE

Site: 39 Nutley Crescent Worthing West Sussex BN12 4LA

Proposal: Single storey rear extension; pitched roof front and porch/lobby extension

Date of Site Visit: 13.03.2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application relates to a semi-detached, mid C20 house with pebbledash elevations above a brick plinth and tiled, hipped roof on the west side of Nutley Crescent, within an established residential suburb of the town. There is a detached garage set back into the rear garden accessed from a driveway to the side shared with the neighbour to the south (No.37). No.41 is attached to the north.

The property backs onto Jeffries House a Grade II listed house (c.1880) with a spacious, landscaped rear garden located within the Goring Conservation Area. A number of trees in the garden are protected by a Tree Preservation Order.

The planning application site is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

The application proposes a brick-built, single storey extension to the front of the property measuring maximum 0.65m deep by 2.2m to enlarge the existing downstairs WC. It would have a tiled, hipped, mono-pitch roof to match the existing roof extending over the front bay window and existing porch. A new enlarged porch is proposed in the centre extending 0.45m further forward of the proposed front extension. It would have a tiled edge around a central flat roof, the former wrapping round to integrate with the above-mentioned existing and proposed mono-pitched roofs on either side. The roof overhang would extend some 1.2m forward of the front extension and bay window to form an open-sided canopy supported on posts.

A single storey extension is proposed extending the full width of the rear elevation. Following amendment it would extend 3m deep into the rear garden with a flat roof 2.9m high incorporating 2no roof lights. The extension would be finished in brick.

Relevant Planning History:

AWDM/0774/21 - Single storey extension to rear elevation

STATUS: Application Permitted 22nd July 2021. Not implemented.

109 Nutley Crescent

AWDM/1746/19 109 Nutley Crescent. Demolition of existing front porch and construction of single-storey front elevation to west elevation. Permitted 23.12.2019. Implemented.

Consultations: None.

The Worthing Society: No comments received.

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

Although modest in scale the proposed front extension and porch will be prominently visible from the street. The street scene is characterised by semi-detached houses of a similar (but not identical) scale, form and design. The lean-to roof extending over the bay window and front door is a characteristic feature of the houses. Several properties have enclosed the porch, but very few have extended across the full front of the property. However, planning permission was granted for a very similar porch and (larger) front extension to that proposed here at nearby 109 Nutley Crescent (AWDM/1746/19) and has since been implemented. In the circumstance it would be difficult to resist the proposed front extension/porch on grounds of visual harm.

The rear extension would be to the rear of the property and would not be prominent within the street scene. The scale, simple flat roof design with roof lights and external brick finish would be appropriate in terms of visual amenity.

The proposed extensions are remote from the listed building and would have no harmful effect on its setting or the setting of the Conservation Area.

Residential Amenity

The most affected properties would be those adjoining the site to the north and south sides. The proposed rear extension would be separated from No.37 to the south by the shared driveway (approximately 4.5m width) but it would adjoin No.41 to the north. As amended, it would only extend for a maximum depth of 3m and would now therefore comply with the guidance set out in the Council's SPG "Extending your Home".

No windows are proposed to the side walls and this can be secured by condition.

The proposed extension to the front of the property is shallow in depth and not result in any overshadowing, overlooking or appear overbearing to neighbouring properties. As such, there would be no adverse amenity impacts for neighbours as a result of this application.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to side elevations of rear extension

Informative

Pro-active Amendment

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

Case Officer: Jo Morin Date: 26.03.2026

Authorised by: Louise Prew Date: 27/03/2026