

Development Management – Delegated Officer Report

Application Number: AWDM/0165/26 **Recommendation:** – APPROVE

Site: **65 First Avenue Worthing West Sussex BN14 9NP**

Proposal: **Two storey rear extension with raised rear patio**

Date of Site Visit: 9 March 2026

Neighbours Checked: **Y**

Additional Neighbours Notified: **N**

Site and Surroundings

The site is located on the western side of First Ave. The site contains a two-storey detached dwellinghouse. The land slopes downwards from north to south so that number 67, to the north, is on higher ground level than the application site. The property has generous proportioned front and rear gardens.

Proposal

The development proposes a two storey rear extension. The extension would follow the existing shape of the building, wider at ground floor than at first. The two-storey element is set to the southern side of the rear elevation of the house. At ground floor it would infill the area of the existing patio squaring off the area between the existing kitchen and living room to form a sunroom and breakfast area. At first floor an enlarged bedroom with Juliet balcony, and bathroom would be provided.

The raised patio would be extended to the rear.

Materials to be of similar appearance to existing property with facing brickwork and plain roof tiles.

Relevant Planning History:

None

Consultations

South Downs National Park: No comment

Neighbour Representations

None

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 extension is located to the rear where it won't have an impact on the streetscene. The extension is half the width of the existing house ensuring subordination to the existing building. The proposal would have a small section of flat roof but this is not visible from the street. It will be constructed in matching materials to complement the existing building.

Residential Amenity

67 First Ave

This property is located to the north of the application site. The extension has been set on the southern side of the dwelling to minimise any overshadowing of this property. The separation distance and lower ground level ensure the extension wouldn't be overbearing on this neighbour, nor result in an adverse loss of light or daylight. There aren't any northern side facing windows so overlooking of this property will be limited. The raised patio won't offer views over the boundary treatment to the north which is higher here given the ground level difference.

63 First Ave

This property is located to the south of the applicant site. The extension is set closer to the shared boundary with this property. The extension has been designed with a pitched roof to slope away from this neighbour. The single storey eaves height on this boundary reduces the sense of enclosure on this side. The neighbours have their own extension on the shared boundary which mitigates any impacts. Due to the direction of the sun the extension won't overshadow this property. There aren't any southern side facing windows so overlooking of this property will be limited.

The raised patio will be located in proximity of the boundary. However, there is an existing patio and boundary screening here. The effects of the proposed patio won't be materially different from the existing.

Overall, it is not considered that the development would have any adverse impact on neighbouring occupiers.

Recommendation:

APPROVE subject to condition(s):-

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

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? N

Case Officer: Louise Prew

Date: 26/03/2026

Authorised by: Jo Morin Date: 30.03.2026