

Development Management – Delegated Officer Report

Application Number: AWDM/0456/26 **Recommendation:** – APPROVE

Site: 132A Pavilion Road Worthing West Sussex BN14 7EL

Proposal: Conversion of loft space to form a bedroom with rear rooflights

Date of Site Visit: Site previously visited

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application relates to a two-storey end of terrace building on Pavilion Road within the built-up area boundary. The ground floor is in commercial use with residential at first floor.

To the rear there is no garden with the ground floor unit having garage parking and storage to the rear. The site is not in a conservation area, nor is the property listed. There are no TPOs on the site.

Proposal

Permission is sought to create a room within the roof space of the existing flat. This is proposed to be achieved through the introduction of two rooflights within the rear roof slope. All other alterations are to be internal.

Relevant Planning History:

AWDM/1128/25 - Conversion of loft space with new rear dormer to create a self-contained residential dwelling

STATUS: Application Refused 3rd November 2025.

AWDM/1578/25 - Conversion of loft space with new rear dormer windows including over outrigger and front roof light to create a self-contained residential unit (Use Class C3)

STATUS: Application Refused 12th February 2026.

Consultations

None

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

Due to the location of the site being a corner plot, it is widely visible from within the street scene. Therefore, careful consideration needs to be taken when considering the visual impact of the proposal.

One of the previous application was considered acceptable in design terms including only a dormer on the main roof slope. In this application, there are no dormers proposed, therefore it is considered that the impact on the visual amenity will be less than what has previously been considered acceptable. Therefore the impact on the visual amenity is not going to be demonstrable to the visual amenity of the street scene. Other properties within the locality has a number of velux windows which are readily visible from within the street scene.

As such the proposed development would be contrary to policy DM5 of the Worthing Local Plan.

Residential Amenity

The location of the roof lights would provide views to the rear of the site, overlooking the roof of the ground floor commercial unit and towards the side of 2 St Anselm's Road to the north. The windows are on the northern side and would have only oblique views towards the rear garden of that property.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials

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: Finlay Gardner Date: 09/06/2026

Authorised by: Louise Prew Date: 10/06/2026