EXPIRY - 23/05/25

Development Management – Delegated Officer Report

Application Number: AWDM/0389/25 **Recommendation: APPROVE**

Site: 2 Loxwood Avenue, Worthing West Sussex

Proposal: Alteration to roof of existing rear extension; alterations to extension fenestration

Date of Site Visit: 19th May 2025

Neighbours Checked: Y
Additional neighbour notification: N

Proposal, Site and Surroundings:

The proposed development is to the rear of a detached house on the east side of Loxwood Road. The scheme seeks to improve the thermal efficiency of the house by upgrading the flat roof on an existing large extension that extends across the back of the house and alters the rear fenestration.

Planning History:

No recent relevant planning history.

Consultations:

Representations: None received

Relevant Planning Policies:

Worthing Local Plan (2023): SP1, DM5

National Planning Policy Framework (CLG 2024)

Planning Practice Guidance (CLG 2024)

Planning Assessment

The proposed flat roof extension is to the rear of the property and there are no public views and therefore the extension will have no impact on the streetscene. Neither will the extension have any adverse impact on the amenities of neighbouring properties. To the south are the rear gardens of properties fronting St Lawrence Avenue and the new flat roof would not be visible above the existing pitched roof rear extension. To the north the extension would only be a slight increase in height and would be

screened by the existing garage on the south side of No 4 Loxwood Avenue. The increase in height of windows on the east elevation are also acceptable.



Recommendation to APPROVE

01 Approved Plans
02 Materials (walls) to match existing rendered finish

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

Case Officer: James Appleton Date: 20/05/25

Authorised by: Louise Prew Date: 20/05/2025