Expiry Date - 05/01/2026
Extension of Time -

Development Management – Delegated Officer Report

Application Number: AWDM/1418/25 **Recommendation: – APPROVE**

Site: **17 Mardale Road Worthing West Sussex BN13 2AY**

Proposal: **Single storey extension**

Date of Site Visit: 20/11/2025

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site, 17 Mardale Road, is situated within an established residential area in Worthing. The property comprises a 2-storey semi-detached dwelling with a pitched roof. The roof has been altered to provide a loft conversion, with rooflights situated on the north-facing roof slope, and a large dormer on the south-facing roof slope. To the rear, the property benefits from a long private garden enclosed by close-boarded fencing. The front of the property contains an area for off-street parking.

The property is not a listed building and is not located within a conservation area. There are no Tree Preservation Orders affecting the site.

Proposal

Planning permission is sought for a single-storey rear extension.

The proposed extension would extend from the rear (south) elevation of the dwelling to a total depth of approximately 3.99m x 5.8m wide with a flat roof approximately 2.97m in height.

The extension will contain bifold doors facing the rear garden, roof lanterns on its felt flat roof and will consist of face brick. No openings are proposed on the side elevations of the extension.

Relevant Planning History:

No relevant planning history.

Consultations

None undertaken.

Neighbour 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

The proposed extension would be subsidiary in form and scale to the existing building. The extension relates well to the existing building and will not appear out of place. The flat roof is acceptable given the minor scale of the extension. It will be positioned alongside the neighbouring extension at No.15, further adding to its suitability in this location.

The proposed brick finish won't match the roughcast render of the rear elevation. However, as the extension is at the rear and only single-storey in scale, it won't be prominent in views from the street, meaning the impact is not unacceptable. As such, the addition of the extension will not appear visually out of keeping and will not detract from the character of the area.

Residential Amenity

The most affected neighbours are those to the sides at 15 Mardale Road and 19 Mardale Road.

<u>15 Mardale Road</u>

15 Mardale Road is located to the east of the application site and consists of a semi-detached 2-storey dwelling which has also had its roof altered to contain a loft extension. The properties are separated by low fencing and an existing extension in the rear garden of No.15. The proposed extension is single storey and only extends approximately 0.85m further into the rear garden than the extension at No.15. There are no openings at No.15 facing the site, and none are proposed on the side elevations of the extension. Given the extension's single-storey scale and its position alongside the existing neighbouring extension, there will be no material impact on light and no adverse impact on amenity.

<u>19 Mardale Road</u>

19 Mardale Road comprises the semi-detached two-storey dwelling to the west of the application site and is separated from the site by close-boarded fencing. The property includes single-storey rear and side extensions forming an L-shape. The proposed extension would project approximately 1.06m beyond the rear extension at No.19, with

a separation of approximately 1.85m. Given the single-storey scale, obscured glazing within No.19's side extension, and absence of openings facing No.19, no adverse impact on amenity would arise from the proposals.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Materials as stipulated on drawings
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:	Tom Westerman	Date: 22/12/2025
Authorised by:	Jo Morin	Date: 22.12.2025