Development Management – Delegated Officer Report

Application Number: AWDM/1080/25 Recommendation: APPROVE

Site: 30 Glebeside Close, Worthing, West Sussex

Proposal: Two storey side extension and first floor side extension, single storey rear extension.

Date of Site Visit: 8th October 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey, detached dwelling with a single garage attached to the side. There is a driveway with off street parking in front of the garage and a small front garden. There is a rear garden with outbuilding adjacent to the rear boundary. The cul de sac comprises many similar properties.

Consent is sought to add an extension to the side which incorporates the existing garage, bringing the extension forward and up to first floor. A two storey side extension will be formed slightly set back from the front of the original building and set down from the original ridge. In addition a single storey rear, lean to extension is proposed across the back of the new, side extension. The extensions will provide open plan kitchen space to the rear and a utility. A garage with carport to the front and a first floor bedroom and ensuite.

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)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The development will be clearly visible within the street scene. The two storey side extension will be fully visible due to its siting and the position of the neighbouring dwelling. The rear extension may be visible from views to the rear however there will be no adverse impact. The side extension is proposed to be tile hung with the rear extension brick to match existing. Although the existing dwelling and surrounding development is generally finished in brick it is not considered that this use of materials would be harmful in this case. It would add interest and although the dwellings within this close are similar in character there is variation and the buildings are not matching.

The side extension is set in by 1 metres from the side boundary to avoid a terracing affect, the ridge is also lower and there is set back to provide a subservient addition which doesn't overly dominate the street scene or existing dwellinghouse.

Residential amenity

The side extension is adjacent to the garage of the neighbouring dwelling to the north. There is a blank side elevation with a side first floor window set away from the boundary on the main house. The extension will be higher and further forward adjacent to the boundary. However there will be no significant loss of light, privacy or overbearing impact in this case. No side windows are proposed and there are none adjacent to be directly affected. The single storey rear extension will project slightly deeper than a flat roof addition at the neighbouring property. There will be no loss of light or overbearing impact as a result.

To the south the neighbouring dwelling is set back adjacent to the rear garden of the application site. The rear extension is in line with the front of the neighbouring property and will be adjacent to a blank side elevation. There is a side door however outlook is currently limited due to the boundary fence. The extension will not have such an impact to warrant a refusal in this case.

The plans also show a new first floor window on the side elevation serving a shower room, this is onto the blank side elevation of the neighbouring property. There will be no adverse impact.

CIL

This development is exempt from CIL under the Residential Extension Exemption.

Parking and Highway Safety

Off street parking will remain to the front of the garage in the existing driveway and carport which forms part of the development.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials, tile hung and bricks and tiles to match as shown on approved plans.
4. No additional windows on the north or south elevation of the extensions.

Is recommendation contrary to letter(s) of representation N

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.

Case Officer: Hannah Barker Date: 13th October 2025

Authorised by: Louise Prew Date: 13/10/2025