Expiry Date - 24/07/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0668/25 **Recommendation – APPROVE**

Site: **4 Gerbera Road Northbrook Worthing West Sussex**

Proposal: **Single storey rear extension**

Date of site visit: 07.07.2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a modest sized, semi-detached house located on the recently completed West Durrington (Northern Sector) Urban Extension on the edge of the town within the built-up area. There is a driveway to the north side and gardens to the front and rear.

No.2 to the north comprises a detached house with driveway to the south side and detached garage building set back into the rear garden.

No.6 to the south side is identical to the application property, but 'handed'.

Proposal

As initially submitted permission was sought for a single-story rear extension 4.3m deep with a dual pitched and ridged roof 3.6m high sloping down to an eaves height on either side of 2.4m. The walls of the extension would be finished in brick to match the existing house, with plain grey roof tiles to match the existing roof. Following negotiation, the depth of the extension has been reduced to 3.8m.

Relevant Planning History: None

Consultations: None undertaken.

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)

Expiry Date - 24/07/2025

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 extension is located at the rear, but will be visible in angled views from the street through the wide gap between Nos 2 and 4. It will be subsidiary in scale to the host dwelling and its pitched roof design and brick/tile construction will complement its appearance.

Residential Amenity

The most affected property is No.6 attached to the south. LP Policy DM5 seeks to protect adjoining residential occupiers from unacceptable impacts associated with new development including residential extensions. The above-mentioned SPG states that single-storey rear extensions to semi-detached and terraces houses should not exceed 3m in depth. This is because extensions in excess of 3m depth to semi-detached and terraced properties have typically been found to have an adverse impact on the receipt of daylight/sunlight to, and outlook from neighbouring properties.

However, each application must be considered on its merits.

The proposed extension would be sited alongside the common site boundary with No.6 marked by a 1.8m timber fence. The nearest opening in the rear elevation of No.6 is a glazed door serving a kitchen. A window further to the south in the same elevation serves the same room, a non-habitable room. The extension has been designed with a relatively low eaves height of 2.4m closest to the common boundary. Despite this, given the modest size of the dwelling, there was concern that the excessive depth of the extension would have an unacceptable enclosing and overbearing effect on the rear outlook of No.6. This impact has been relieved by a reduction in the depth of the extension by 0.5m. Although it would still exceed the 3m depth set out in the Council's SPG, an exception can be made in this case given the low eaves height of the proposed extension, its orientation to the north of the affected dwelling, and the non-habitable nature of the accommodation served by the glazed openings to the rear of No.6.

The proposed extension is relatively remote from No.2 to the north. A window in the north side of the proposed extension would face toward the blank wall of the garage building at No.2 and would not have any adverse overlooking impact.

Recommendation

Expiry Date - 24/07/2025

APPROVE subject to Conditions:-

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

Informative

Pro-Active Amendment

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

Case Officer:	Jo Morin	Date: 14.07.2025
Authorised by:	Peter Barnett	Date: 15 July 2025