Expiry Date - 27/10/2025
Extension of Time – 25/09/2026

# Development Management – Delegated Officer Report

**Application Number: AWDM/0928/25** **Recommendation: – APPROVE**

**Site:** **11 Longlands Spinney Worthing West Sussex BN14 9NU**

**Proposal:** **Erection of ground floor and lower ground floor extensions with terrace, balustrades and rear outbuilding (retrospective).**

**Date of Site Visit:** 13/11/2025

**Neighbours Checked: Y**

**Additional Neighbours Notified:** Y – outbuilding added to the description

**Site and Surroundings**
The application site relates to a large property on the southern side of Longlands Spinney. The area is characterised by large, detached properties situated comfortably within their plots. Due to the location of the properties, there is a steep topography with the northern side being significantly higher than the southern boundary.

A number of properties within the street have undergone a wide variety of changes including the introduction of terraces, swimming pools and side / rear extensions. The site is not located within a conservation area, nor is the property a listed building.

There are a two group TPOs that cross the site and the wider Longlands Spinney (03/00037/TPO and 54/00003/TPO).

**Proposal**
The application relates to a retrospective development. The property has extended to the rear at ground floor and extended the existing patio area to provide a roof terrace above the new lower ground floor. The roof terrace on the new patio has a glass balustrade surrounding it.

Within the rear elevation of the property there are two sets of bi folding doors on the ground floor overlooking the patio. The lower ground floor also has two pairs of bi folding doors that face the rear garden of the host dwelling.

The outbuilding within the rear garden has been included in the application and neighbours reconsulted.

**Relevant Planning History:**
91/05466/FULL - SINGLE STOREY EXTENSION TO FRONT AND SIDE
**STATUS:** Application Refused 3rd June 1991.

AWDM/1501/18 - Application under Worthing Tree Preservation Order No 37 of 2003 to reduce height by 3m to leave finished height of approx 4.5m of Irish Yew; reduce height by 3m to leave finished height of approx 4.5m of Irish Yew, both trees within Group G12
**STATUS:** Application Permitted 29th November 2018.

AWDM/0404/21 - Application for consent under Worthing Tree Preservation Order No. 37 of 2003 to reduce crown height and radial spread by up to 1.5 to 2 metres, two Silver Birch trees of group G11
**STATUS:** Application Permitted 6th May 2021.

**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 extension and terrace there is not considered to be any impact on the visual amenity of the streetscene. This is due to the works being to the rear of the site and there not being any views available from within the public realm.

Despite the steep topography of the site and raised nature from Fourth Avenue the views of the works are obscured from the public realm and therefore it is not considered that the extension or outbuilding have any impact on the character of the area.

As such this is also in accordance with Policy DM5 of the Worthing Local Plan.

***Residential Amenity***
Due to the nature of the development the properties most affected by the works are those to the sides east (no. 10) and west (no.12) and those to the rear (38 Third Avenue).

Number 10 to the east has a rear elevation in line with the application house. There is about 3m from the boundary to the rear extension which is considered to mitigate the potential for overshadowing and overbearing. The terrace will allow for some overlooking towards this neighbour, however, when considering the previous decking and the mature boundary treatment it is not considered that the overlooking gained would be demonstrable to the amenity space of the neighbouring property. Due to the topography of the site and the separation it is not considered that the outbuilding would overbear the neighbour to the east. With mature boundary screening the impact of light provision on the neighbouring property is also not considered to be unacceptable.

Number 12 to the west of the site is set forward from the application site, however, they have had their property extended to the rear in line with the original rear elevation of the application host property. The rear extension will increase the depth of the host property and have the potential to overbear the neighbour; however, the protected trees that form part of the boundary treatment provide a large amount of screening. This paired with the separation ensures that the proposal does not significantly overbear the neighbouring amenity space. The outbuilding is sufficiently remote from this neighbour to not affect them.

Overlooking towards both 10 and 12 is avoided through the omission of windows within the flank elevations of the extension. Further to this the boundary screening prevents views from within the raised patio towards the rear windows of the neighbours as well as the accompanying amenity space. Additional screening from the views towards no 12 is created by the neighbouring properties own outbuildings that are present on the boundary.

The neighbour to the rear, 38 Third Ave, due to the separation is not considered to have any adverse impact from overbearing or overshadowing. However, there is the potential for overlooking into the rear amenity space and the windows of the property. The overlooking towards the rear elevation of the original property where there is first floor accommodation is separated by approximately 40m and is therefore not considered to be overlooked by the ground floor patio. With the pool and garage extensions on the property to the rear there are not considered to be any rooms that are habitable that would be impacted by the potential for overlooking achieved from within the application site. Therefore, it is considered that the 14m separation of the extension to the boundary would be sufficient for the mitigation of the potential impacts. Similarly, the extensions on the neighbours property means the outbuilding which is located 2.8 m from the boundary but would also not have an adverse impact.

**Recommendation:**

**APPROVE** subject to condition(s):-

1. Drawing Numbers
2. No openings to side elevations of extension or outbuilding

**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: 15/09/2026

Authorised by: Louise Prew Date:16/09/2026