Expiry Date - 27/10/2026
Extension of Time -

Development Management – Delegated Officer Report

Application Number: AWDM/0913/26 Recommendation: – APPROVE

Site: 20 Hillside Avenue Worthing West Sussex BN14 9QS

Proposal: Two storey rear extension

Date of Site Visit: 20/10/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings
The application site relates to a two storey detached house located on the south side of Hillside Avenue. A swimming pool and garden building have been added within the rear garden. Tree Preservation Order No. 40 of 1995 applies to trees within the front and rear garden of the site.

This is a predominantly residential area with a mix of dwelling types and designs. No. 18 is a detached chalet style bungalow to the west of the site which is set back from the frontage of No.18. No .22 to the east is a detached two storey dwelling with a similar setback to the street frontage as No.20. There are bungalows to the rear.

Proposal
The proposal seeks to introduce a 2 storey extension on the eastern side of the rear elevation of the property. The extension is proposed to have a gable end, which will mirror the existing rear extension on the westerns side of the house. A stepped façade will be maintained with the middle of the property extended but set back from the wo gables. The ground floor aspect will introduce sliding doors to the rear to provide access to the new kitchen dining room. No additional windows are proposed at first floor to the side elevation but one large window will be in the rear elevation.

Relevant Planning History:
01/00234/FULL - Two storey side extension
STATUS: Application Refused 17th April 2001.

04/00318/FULL - First floor extension to west elevation with balcony area to rear
STATUS: 15th April 2004.

04/00501/FULL - Erection of two storey rear extension, formation of balcony at rear and re-construction of rear conservatory
STATUS: Conditional Consent 14th June 2004.

AWDM/1069/23 - Retrospective application for Installation of a heat pump for swimming pool heating and acoustic fencing of 2.2m high
STATUS: Application Withdrawn 21st August 2024.

AWDM/0500/25 - Installation of air source heat pump for swimming pool heating and retention of acoustic fencing of 2.2m high
STATUS: Application Permitted 2nd April 2026.

Consultations
Southern Water
Rear/side extension, No Sewer mapped Due to legislative changes, certain Southern Water sewers are not comprehensively mapped. There are no public sewers recorded within the site boundary. However, the relevant requirements, conditions and application associated with the build-over/close-to a public sewer are available at Southern Water's Get Connected service: https://developerservices.southernwater.co.uk.
Please note, surface water should not be disposed of into a public foul sewer and must comply with the Hierarchy of H3 of the Building Regulations. For more details, refer to the Drainage and Waste Disposal: Approved Document H on the GOV.UK website.

Any new connections to the public sewerage system will require a New Sewer Connection application (also known as a Section 106) to be submitted and approved by Southern Water.

Due to legislative changes effective from 1st October 2011 regarding the ownership of sewers, it is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction work, an investigation of the sewer will be required to ascertain its ownership before any work commences on site. If this happens, please call our Customer Service Desk on 0330 303 0119.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119). Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

Neighbour Representations
None

Relevant Planning Policies:
Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2026)
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
There would be limited impacts on the visual amenity of the site due to the location to the rear of the site resulting in only glimpse views available. Due to the gable end to the proposal there will be some impact but it is considered that the roof form would be harmonious with the wider site and is considered to respect the existing character of

the site in accordance with Policy DM5 ((a)i) of the Worthing Local Plan. In addition to this the materials proposed match that of the existing dwelling and is therefore considered to be harmonious throughout the site.

As such it is considered that the proposal is acceptable in terms of visual amenity when considered in respect to the wider site and the character of the area.

Residential Amenity
Within the SPG it is explained that proposals should be designed in order to reduce its potential impact on your neighbours. Such consideration should avoid any excessive loss of light and privacy and will reduce any overbearing effect of the extension.

The property that would be most impacted would be the neighbour to the east of the site (no. 22), a two-storey detached dwelling. The proposal seeks to add 2.3m depth at first floor and replace the existing conservatory on the ground floor. Towards the shared boundary the neighbour has a small outrigger and shed which protrude approximately 2.2m past their rear elevation. The neighbour also has ground floor window and side door on the west elevation serving the garage / storeroom, first floor windows to the rear (south) and western elevations which are considered likely to serve a habitable room.

The proposal would introduce built form at first floor level. The neighbours have first-floor windows on the south and western elevations which are considered likely to serve a habitable room. There is adequate separation from the south facing window to ensure that the proposed first floor would not project within 45 degrees of the centre of this window. The western window will be more affected but is likely a secondary window to the same room an overall no adverse impact is likely to this room.

There will be an impact on the windows within the western elevation of the neighbouring property on the ground floor. The applicant has advised that these are to a store / garage. Given the existing relationship with surrounding development and their non-habitable nature the impact on these windows is considered acceptable.

In terms of ground floor impacts to the southern side of the property, there are no windows in the rear extension / shed. Ground floor south facing windows and doors are sufficiently remote from the shared boundary. There is no amenity space in this location that would be affected. The proposal is therefore not considered to adversely overbear or overshadow this property.

There would be no overlooking achieved from within the proposal with a window in the rear elevation that would not provide views into the neighbouring property which are not already available from within the site. There are no windows proposed within the side elevation of the proposal which prevents any inter or overlooking. To ensure the privacy is retained a condition has been added to prevent the introduction of any windows in the eastern elevation.

With the positioning of the proposal there is not considered to be any impact on the property to the west due to the separation and existing building form.

To the rear there is approximately 26.5m of garden depth from the rear elevation of the proposal which is considered to be sufficient distance from the rear boundary to mitigate any potential impacts on the neighbour to the rear in accordance with the SPG which states a minimum depth of 10m to be retained to the rear.

Resultant of this there is not considered to be any demonstrably negative impacts on the residential amenity of the neighbouring amenity space. The proposal is therefore in accordance with Policy DM5 of the Worthing Local Plan.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
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: Finlay Gardner Date: 27/10/2026

Authorised by: Louise Prew Date: 27/10/2026