Expiry Date - 29/09/2025
Extension of Time - 21/11/2025

Development Management – Delegated Officer Report

Application Number: AWDM/1007/25 Recommendation: – APPROVE

Site: 9 Lansdowne Close Worthing West Sussex BN11 5HF

Proposal: Removal of existing conservatory and replacement with a single story rear/side extension. Changes to existing fenestration.

Date of Site Visit: 17/09/2025

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site is located at the end of Lansdowne Close, to the south side within a residential area of Worthing. The property comprises a detached two storey house with brick and tile hung elevations and barn hip projecting bay to the front and a render elevations to the sides and rear beneath a hipped roof. There is a single storey lean to extension to the east side and a garage extension to the west side both finished in render and tiles. There is a conservatory to the rear and a raised terrace to accommodate the drop in levels to the rear of the property and a large garden. The property is set back behind tall planters with hedge planting and a gravel driveway leading to the garage.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

Planning permission is sought for a single storey side/rear extension and changes to fenestration. The existing conservatory and raised decking would be demolished.

The proposed extension would measure approximately 4.95m deep with an overhang to the rear extending to 5.4m deep overall, by 10.5m wide, with a flat roof of 3.65m high measured from the rear garden ground level. The extension would project 2.6m beyond the side of the house to the west side and 1m to the east side to match the existing side extension. The extension would be finished in white render to match the existing building.

Internally the extension would provide an open plan kitchen/family room with steps down into the extension from the existing floor level. The extension would replace the lean-to roof of the existing small east side extension with a flat roof running through from the rear extension. A door currently serving this side extension would be removed and a window installed serving a bathroom. There would be sliding glazed doors and a picture window to the rear elevation, roof lights above and a window in the north elevation of the west part of the rear extension, facing onto the small courtyard. A new bi-fold window would be installed to the west side elevation of the existing building serving the dining room.

The sloped ground to the west side of the house would be levelled at the same height as the ground level immediately to the rear of the garage extending as far as the north face of the proposed extension with external steps down to the garden ground level. A small courtyard are would be formed within this space with a feature tree/water fountain.

Two small windows to the east side, ground and first floor would be removed and a window replaced with a door serving the hallway.

The application has been amended to reduce the height of the rear extension and to clarify changes in ground levels and fence heights.

Relevant Planning History:

None relevant

Consultations

None required

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 is to the rear of the property but projects beyond the sides of the main house and would therefore be visible from the road to the front. The height of the extension has been reduced to limit its visual impact from the front. Although visible, the extension would be set back over 11.5m to the east side and 14m to the west side and behind the garage and the proposal would not appear dominant or intrusive in the street scene.

The contemporary design of the extension would use the same materials (white render) as the existing house, reflecting the character of the building. The extension is single storey in height, set down on the lower garden level and would be subsidiary in scale and form to the existing building.

There would be no significant adverse impact on the visual amenities of the locality as a result of this application.

Residential Amenity

The most affected neighbours are those to the sides at No.8 and 10 Lansdowne Close.

No.8 is located to the west side of the application site and is separated by a high fence to the boundary of around 2.65m high and dropping down to 1.8m high for the last 2.4m of the proposed extension. The high fence prevents views between the properties at ground floor and would screen the majority of the proposed extension. Where the fence lowers there are higher shrubs and bushes in the neighbours garden that screen views. The proposed extension is set in approximately 0.85m from the boundary at a height of 3.6m. A very small section of the extension would extend beyond a line projected at 45 degrees from the midpoint of the neighbour's rear facing doors however this would not result in any significant overshadowing or loss of light or appear overbearing or oppressive due to the tall boundary and set in position. The levelled area to the side of the house where the courtyard is proposed would be screened by the higher fence measuring about 2.1m high from the raised ground level. The new window to the west side would be screened by the existing fence and there would be no overlooking or loss of privacy as a result of this proposal.

No.10 is located to the east side of the application site and has a garage and garden structure adjacent to the boundary and is separated by a high fence/structure of about 3m high which extends further than the proposed extension at this height. The extension would be set in about 0.85m from the boundary and would not extend beyond a 45 degree line projected from the nearest rear facing doors to the neighbour's property. There would be no overshadowing or loss of light to the neighbour's property as a result of the extension and the proposal would not appear overbearing or oppressive. There are no openings to the side of the neighbour's house and the changes to fenestration to this side elevation would not result in any overlooking or loss of privacy.

There would be no significant detrimental impact on the residential amenities of adjacent occupiers as a result of this application.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Materials as specified
4. No additional openings to side elevations of extension

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the

proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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:	Amanda Haslett	Date: 19/11/25
Authorised by:	Jo Morin	Date: 19.11.2025