Expiry Date - 15/10/2026
Extension of Time -

Development Management – Delegated Officer Report

Application Number: AWDM/0956/26 **Recommendation: – APPROVE**

Site: **19 Cumberland Avenue Worthing West Sussex BN12 6JX**

Proposal: **Removal of existing conservatory, construction of single-storey rear extension with rooflight above, partial conversion of garage to habitable space and change of external materials from brick to render, replacement windows throughout.**

Date of Site Visit: 03/09/2026.

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site, 19 Cumberland Avenue, is situated within an established residential area in Worthing. The site comprises a link-attached bungalow with a pitched roof. The immediate locality is characterised predominantly by link-attached bungalows and link-attached two-storey dwellings set within individual plots, typically with private rear gardens and short front driveways leading to garages. The application property also follows this pattern. The site driveway runs down the right-hand side of the property towards a garage at its end. A conservatory is situated at the rear of the property. The property is constructed of brickwork with a tiled roof, with a PVC cladding element between the windows on the front (north) elevation.

The property is not a listed building and is not located within a conservation area. There are no Tree Preservation Orders affecting the site.

Proposal

Planning permission is sought for the removal of the existing conservatory, the construction of a single-storey rear extension with a rooflight, the partial conversion of the garage to habitable space, the replacement of windows throughout, and the change of external materials from brickwork to render.

The proposed L-shaped single-storey rear extension will extend to a maximum depth of approximately 5.6m at its deepest point, behind the existing garage, and to a depth of approximately 3.53m across the remainder of the rear elevation. It will be approximately 9.91m wide and will feature a flat roof with a height of approximately 3m. The existing conservatory extends to a maximum depth of approximately 2.17m, a height of 2.54m and a width of 6.19m.

The garage roof will be raised from approximately 2.55m to 3.13m to accommodate the partial conversion to habitable space. This will include a brick-built section of roof incorporating a parapet.

The extension will be finished in render to match the proposed finish across the remainder of the property. The flat roof is to be finished with felt.

No openings are proposed on the side (west) elevation. Two windows are proposed on the side (east) elevation, one of which is positioned close to the neighbouring boundary and will be high-level only. Triple doors are proposed on the rear (south) elevation. Replacement grey uPVC windows are proposed throughout, including on the front (north), rear (south) and east elevations of the main property. A rooflight is proposed within the roof of the extension.

Render is proposed across all elevations of the property, replacing the existing brickwork. The application originally proposed cladding to the front (north) roofslope, however, following concerns, this has been removed and the existing hanging tiles are to be retained.

Relevant Planning History:

No relevant planning history.

Consultations

None undertaken.

Neighbour Representations

None received.

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

The proposed extension would be subsidiary in form and scale to the existing building. Although the proposed render finish would differ from the dwelling’s existing brickwork, the wider proposal includes rendering the entire dwelling, with the extension also finished in render. This would provide a consistent appearance and allow the extension to relate well to the host dwelling. The flat roof is considered acceptable given the minor scale of the extension.

The proposed extension is located to the rear of the building, where only glimpsed views would be available from the road. The raising of the garage roof to provide

additional habitable space would increase its height by approximately 0.58m; however, given the modest increase in height and its position to the rear, this would not result in a visually detrimental addition. The proposal would therefore not appear visually out of keeping with the host dwelling or detract from the character of the area.

In terms of materials, although render is a less common external finish within the local vicinity, the proposed rendering of the entire dwelling would provide a coherent appearance and is considered visually acceptable. The retention of the existing hanging tiles to the front elevation is also visually important, as these contribute to the appearance and character of the dwelling.

Residential Amenity

The neighbouring properties most affected by the proposed development are those immediately adjacent at No.21 Cumberland Avenue to the west and No.17 Cumberland Avenue to the east.

21 Cumberland Avenue

No.21 Cumberland Avenue is located to the west of the application site and consists of a link-attached bungalow. The properties are separated by fencing.

Firstly, No.21 has recently obtained planning permission for “Single storey rear extension and internal alterations” under AWDM/0217/26. This was under construction at the time of the site visit and extends beyond the depth of the existing conservatory at the application site.

Secondly, the proposed extension does not contain any side openings facing west. Consequently, there would be no overlooking or loss of privacy to the occupants of No.21.

In terms of the receipt of light, the existing garages between the properties provide a degree of separation. Furthermore, the extension approved at No.21 extends to a similar depth to the proposed extension, albeit slightly less. Given the separation provided by the garages, the single-storey scale of the proposed extension and the relationship between the respective extensions, it is considered that there would not be an unacceptable impact on the receipt of light to the windows on the rear (south) elevation of No.21. The extension at No.21 also does not contain any side openings facing the application site.

As a result, there would be no unacceptable overlooking or loss of privacy to No.21, nor would there be an unacceptable loss of light.

17 Cumberland Avenue

No.17 Cumberland Avenue is located to the east of the application site and consists of a link-attached bungalow. The properties are separated by fencing.

Firstly, the proposed extension contains two side openings facing east. However, the closest window to the boundary is high-level, while the second opening is located a

considerable distance from the boundary. As such, these openings would not result in unacceptable overlooking or loss of privacy to the occupants of No.17.

Secondly, the greatest depth of the proposed extension is located towards the western side of the rear garden, further away from the boundary with No.17. The section of the extension closest to No.17 extends to a depth of approximately 3.53m. Given this, there would be sufficient separation between the proposed extension and the windows on the rear (south) elevation of No.17 such that there would not be an unacceptable impact on their receipt of light.

As such, there would be no unacceptable overlooking or loss of privacy to No.17, nor would there be an unacceptable loss of light.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard Time Limit
3. Materials as Stipulated
4. No Openings on West Side of Extension
5. No additional openings East side

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:	Tom Westerman	Date: 01/10/2026
Authorised by:	Jo Morin	Date: 01.10.2026