

## **Development Management – Delegated Officer Report**

**Application Number:** AWDM/0310/26

**Recommendation:** – APPROVE

**Site:** Bramble Cottage West Hill Worthing West Sussex

**Proposal:** Removal of existing porch and conservatory; erection of 2-storey wrap-around extension to west/north elevations with associated ground works to alter ground levels, plus infill extension to south elevation and associated conversion of garage to habitable room.

**Date of Site Visit:** 05/06/2026

**Neighbours Checked:** Y

**Additional Neighbours Notified:** N

### **Site and Surroundings**

The site is located to the west side and at the top of West Hill adjacent to the junction with Heather Lane in High Salvington. The South Downs National Park is approximately 92m to the north of the site but the site is not visible from the park. The property comprises a detached bungalow with rough render and brick elevations and a hipped roof. There is a garage to the south side and various extensions to the side and rear, some of which are beyond repair.

The property is set back behind a wall and double driveway and the property is set within a large plot with mature trees and hedging to the boundaries. The site slopes down from north to south and from east to west with a sloping garden to the rear.

The property is not within a conservation area and is not a listed building. There are several TPO trees including 2 at the rear of the site and 1 at the front.

### **Proposal**

Planning permission is sought for removal of the existing porch and conservatory and the erection of a two-storey, wrap-around extension to the side and rear, an infill extension to the south side elevation and conversion of the garage to a habitable room and associated ground works to alter ground levels.

The rear conservatory and north side porch would be demolished and the ground excavated to form a two storey rear/side extension. The proposed extension would measure 10.1m wide x 5.375m deep, wrapping round the north side at 2.35m deep x 3m wide with an overall ridge height of approximately 6.4m high. The ridge of the extension would be approximately 0.3m lower than the main ridge of the existing house and would form a barn hip to the rear (west), a half hip roof to the north and a catslide roof to the east where the extension wraps around to the north side of the building.

The extension would form a kitchen and utility on the ground floor with steps down from the existing lounge, arched doors to the rear, an arched window to the south side and a round window and a door to the north side. The first floor of the extension (accessed from stairs in the lounge) will accommodate a bedroom with Juliet balcony to the rear and roof light to the south side and a bathroom with rooflight to the north side. There would also be a rooflight above the stairs and above the utility room to the east elevation.

The ground level would be lowered by between 1.4m and 0.89m to the rear to accommodate the two storey extension and to maintain a lower ridge than the existing building. A retaining wall would be constructed around the extension positioned at 2m from the extension walls. The excavated earth from the extension would be used to reduce the slope and level the rear garden from north to south, raising the land adjacent to the south boundary by a maximum of 45cm adjacent to the south boundary and along the length of the garden.

The small open area between the bungalow and the garage (joined by a wall to the front) would be joined to the side of the garage to create an inner courtyard. The existing garage would be converted to a studio/office space with a new window to the front to replace the garage door and a roof lantern above. The existing WC would be extended by about 0.65m to the side to form a shower room and WC accessed from the converted garage space. The converted garage would be used for purposes ancillary to the occupation of the dwelling.

All existing and new walls would be finished in render and all doors and windows finished in anthracite grey with black fascias and soffits and tiles to match the existing building.

The application has been updated to include section details of the garden where the ground will be levelled off.

### **Relevant Planning History:**

AWDM/0891/14 - Application for consent under Worthing Tree Preservation Order No.4 of 1991 to crown lift up to 2.5 metres, crown reduce radial spread up to 1.5 metres one Purple Beech Tree T14, crown lift to 2.5 metres, reduce radial spread by up to 1 metre on one Turkey Oak T2, and to remove lowest branch on northeast side, and remove deadwood on one Scots Pine T10 and one Ash T13.

**STATUS:** Application Permitted 14th November 2014.

AWDM/1660/18 - Application for Consent under Worthing Tree Preservation Order No. 4 of 1991 to reduce height by approximately 2m, reduce radial spread by 2m and crown lift to 3m one Sycamore tree T1. To reduce height by approximately 3m, reduce radial spread by 3m and crown lift to 4m one Beech tree T3.

**STATUS:** Application Permitted 20th December 2018.

PREAPP/0164/25 - Demolition of 3 existing extensions and construction of two storey rear extension.

**STATUS:** Principle of a rear/side extension is acceptable however amendments are required.

## **Consultations**

**Environmental Health** – No comments received

**Tree And Landscape Officer** - *I do not consider there is a concern regarding trees and given the distance from the proposed works I do not consider that RPA fencing would be required.*

**WSSC Highways** - *This application is for the removal of existing porch and conservatory; erection of 2-storey wrap-around extension to west/north elevations with associated ground works to lower ground levels, plus infill extension to south elevation and associated conversion of garage to habitable room. The site is located on West Hill, an un-classified road subject to a speed limit of 30mph.*

*The proposed alterations and extensions would not result in any additional bedrooms for the existing dwelling, however, would result in the loss of the existing garage parking space, however, there appears to be sufficient space on the site frontage for a number of vehicles to park. The proposal does not appear to alter the existing in-out vehicular access, and the proposal is not anticipated to result in a material intensification of use of the existing accesses.*

### **Conclusion**

*The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.*

## **Neighbour Representations**

2 representations received in support of the proposal.

### **Heather Lee, West Hill**

*The property owners have shared their plans and discussed the proposed construction with us. We have no objections.*

### **3 Heather Lane**

*I am in favour of the development I think it is a subtle development thoughtfully bringing the property up to date, as a direct neighbour I fully support the site development.*

## **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***

West Hill has a semi-rural character with a narrow lane lined with trees and hedges. Land rises from south to north up towards the South Downs. Properties consist of bungalows and two storey houses of varying design and form. Materials are generally traditional using bricks, tiles and render.

The application site is extremely well screened at the rear and to the sides by mature trees and hedging that obscure most views other than from the front. The front is clearly visible from the road and set back behind a wall and in and out driveway.

The front of the building will remain the same other than for the replacement of the garage door with a window. The brick quoining detail would be retained and the rough render replaced with smooth render for the existing building and proposed extension which would update and improve the appearance of the building. Windows and doors throughout the building would be replaced in anthracite grey which would complement the smooth render finish.

Part of the roof of the rear two storey extension would be visible from the frontage where it projects above the lower part of the main roof. Although this would be visible it would remain below the highest part of the main roof and is set back at least 25m from the road and would not appear dominant or intrusive in the street scene. The only other aspects of the development that would be visible from the front are a lantern skylight above the garage and a small extension to the hipped roof above the existing WC (south side) which would be extended about 0.65m in width but at the same height as existing. None of these visible elements would have an adverse impact on the character of the property or its surroundings.

The two storey extension would not be visible from outside the site to the sides or rear due to the very dense mature screening provided by trees and hedges and the proposal would have no adverse impact on the street scene. Whilst a two storey extension is not typically considered appropriate for a single storey bungalow, the existing steep drop in levels to the rear of the building and additional excavation would ensure that the two storey extension remains below the ridgeline of the existing bungalow. The size of the extension is not considered excessive and would not subsume the existing dwelling or detract from its surroundings. The proposal would appear subservient in scale to the existing dwelling.

The design of the extension would retain the traditional character of the bungalow using hipped roof forms and introducing elegant arched fenestration details to the rear. The modernisation of this property would enhance its overall appearance in comparison to the existing dilapidated structures (to be removed) that have been added over the years.

The changes to ground levels will be accommodated internally with steps down into the extension from the existing building. The excavated land will be contained by

retaining walls surrounding the extension and positioned 2m from the walls of the extension with the rear openings appearing submerged when viewed from garden level. The excavated earth from the extension will be spread out across the rear garden to reduce the slope down from north to south raising ground levels adjacent to the south boundary by a maximum of 45cm. This increase in levels is to the garden area only and does not affect the height of the extension.

The proposal is considered to respect the character of the existing property and would not have any significant adverse impact on the visual amenities of the locality.

### ***Residential Amenity***

The most affected properties are No.3 Heather Lane to the rear (west) and Heather Lee to the south side.

Heather Lee is positioned at an angle to Bramble Cottage and has a single storey extension to the rear that angles away from the boundary to the north. The proposed extension would be approximately 13.5m away from the rear of the neighbour's extension and to the north, separated by a tall mature hedge. The windows at the neighbour's property facing towards the proposed extension, serve a dining room and sunroom but are entirely screened by the tall boundary hedge that exists to both sides of the boundary. The extension would be lower than the ridge height of the existing building, set down at a lower ground level and would not result in any loss of light or overbearing impact to these neighbours. The rooflight proposed to the south side serving the bedroom would be positioned above 1.7m from finished floor level and would not result in any overlooking. The change in ground levels to the rear garden, completely screened by the tall boundary hedge would not have any detrimental impact on residential amenity. The minor changes to the garage roof and WC roof would not have any adverse impact on the neighbours.

No.3 Heather Lane is a two storey house to the rear (west) of Bramble Cottage with its side boundary adjoining the rear boundary of the application site at a distance of approximately 20m from the proposed extension. There is mature screening to this boundary provided by trees and hedges and including two TPOs. The roof of No.3 is just visible through the trees from the rear garden of Bramble Cottage; there are no openings to this roof slope. The proposed Juliet balcony to the rear elevation would be opposite the front driveway of No.3 and with the existing screening and distance would not result in any significant overlooking or loss of privacy to these neighbours.

The closest properties to the north are over 30m from the proposed extension, separated by Heather Lane and screened by dense vegetation and would not be affected by the proposal.

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

### ***Trees***

The TPO trees to the front and rear of the site are of sufficient distance from the proposed works and would not be affected by the proposals.

## **Recommendation:**

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

1. Drawing Numbers
2. Standard time limit

3. The external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional floorspace thereby created, be completed as specified on the application documents, unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and to comply with policy DM5 of the Worthing Local Plan.

4. The converted garage hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the property as a whole as it exists at the date of this permission as a single dwellinghouse and shall not be used as a separate dwelling.

Reason: In the interests of residential amenity having regard to policy DM5 of the Worthing Local Plan.

5. The altered ground levels relating to the excavation for the extension and levelling of the rear garden shall be carried out and constructed in accordance with the approved section drawings: A103 REV B, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual and residential amenity and the environment having regard to policy DM5 of the Worthing Local Plan.

## **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: Amanda Haslett

Date: 26/06/26

Authorised by: Jo Morin

Date: 29.06.2026