

Development Management – Delegated Officer Report

Application Number: AWDM/0709/26

Recommendation: APPROVE

Site: 12 Westbrooke Worthing West Sussex BN11 1RE

Proposal: Two-storey side extension (following demolition of garage); single storey rear extension; solar panels, replacement windows and doors, and associated external works.

Date of Site Visit: 22/07/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site is located on the eastern side of Westbrooke and contains a two-storey detached residential dwelling.

The dwelling sits to the north of the site with a large side and rear garden.

Richmond Road Conservation Area is located to the immediate north.

The area is predominantly residential in character. To the north is St Mary's Residential Home.

Proposal

The application proposes a two storey side extension in place of the existing garage with a crown roof and rooftop PV panels.

To the rear a 3m deep extension would wraparound the side to a width of 3m past the side wall. The extension would be brick with a standing seam roof with metal windows.

New windows will be inserted on the ground floor on the north elevation with others bricked up.

Relevant Planning History: None

Consultations

The Worthing Society:

No objection. The proposed extension would be well designed and would not harm the building or the conservation area.

WSCC Highways:

The site is located on Westbrooke, an unclassified road subject to a speed restriction of 30 mph. No alterations are proposed to the existing vehicle access arrangement.

Considering the scale of what is proposed, the LHA does not anticipate that the proposed development would give rise to a material intensification of use. An existing garage will be lost as part of the proposals. Whilst existing off-street car parking provision for approximately two cars is to be retained, the loss of the garage may result in one additional car needing to be parked on street. Whilst this would not be anticipated to give rise to a highway safety concern, the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view. In summary, 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.

Southern Water:

No Objections

Southern Water has no objections to this proposal. 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. Proposed works involve demolition. In order to protect and safeguard the existing water supply apparatus, Southern Water requests formal notification of any proposed demolition works prior to such works being undertaken.

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 works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Neighbour Representations

No. of Contributors	1
No. of Representations	0
No. In Support	0
No. of Objections	1

13 Salisbury Road Worthing West Sussex BN11 1RB

I am writing as the occupier of 13 Salisbury Road, whose rear garden backs onto 12 Westbrooke, to object to this application on grounds of loss of light.

The proposal includes a two-storey side extension (replacing the existing garage) and a single-storey rear extension. Given that my property lies directly to the rear, the increased height and mass close to the shared boundary is likely to significantly reduce natural daylight to my first-floor study, which faces onto this boundary. This room relies on light from this direction for much of the day, and the additional bulk of a two-storey structure where previously there was only a single-storey garage represents a substantial change that I believe will result in an unacceptable loss of light. The proposed two-storey side extension would significantly reduce the natural light reaching our property and would remove some of the sense of space and openness that our property currently enjoys - in effect creating a continuous wall of high

properties along the rear aspect of our property. It would significantly impair one of the few remaining channels of natural light to the rear of our property.

Under the NPPF and the council's design guidance, proposals should not cause unacceptable harm to the amenity of neighbouring properties, including loss of daylight and sunlight. I would ask that the council require a proper daylight/sunlight assessment (BRE 25-degree rule or VSC/APSH analysis) in relation to the impact on 13 Salisbury Road's first-floor study before determining this application, and that permission be refused or the scheme amended (reduced height/increased boundary set-back) if this standard is not met.

I would be grateful if this objection is taken into account in the officer's recommendation and any committee consideration.

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM24

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 garage is to be demolished and replaced with a two storey side extension. The first floor will be rendered to match the existing building with a timber window to match. A slate pitched roof will complement the roof form of the existing building. At ground floor the garage door will be replaced with timber shutters and glazing to a home office/yoga space. PV panels would be located above the new extension. The applicant has advised that the panels would be on a low-profile mounting system at most 150-200mm from the roof. To minimise views of the panels from the street it is advised to set them back from the roof edge. A condition requiring details will be included to ensure the view of them is minimised as far as possible.

The rear wraparound extension will not be visible from the public realm due to its well set back position. The use of metal glazing and standing seam is acceptable here.

The development is considered to preserve the appearance of the adjacent conservation area.

Residential Amenity

The most affected neighbours will be St Mary's Residential Home to the north, 10 Westbrooke to the south, and 13 and 15 Salisbury Rd to the east.

St Mary's residential home

Located to the north, the residential home is a complex of buildings. The southernmost is a two storey formerly detached villa orientated with a south-west facing aspect. There is separation distance of 13 metres from the corner of this building to the proposed two-storey side extension. This combined with the south-east and south-west aspects of the windows means there would be no adverse loss of light to these windows.

The elevations show a series of new windows in the northern elevation. These are shown with obscure glazing up to 1.7metres above finished floor level and opening fanlights. While this is not strictly in line with standard permitted development limits to protect privacy, the separation distance helps to limit overlooking and is considered acceptable in this instance.

10 Westbrooke

10 Westbrooke is a two-storey detached building to the south. It is sufficiently separated from the proposed rear ground floor extension, the element nearest this property, so as to not be adversely affected by it.

13 and 15 Salisbury Road

These are two residential detached two-storey dwellings located to the east. A resident at no. 13 has objected to the two storey aspect of the proposal in terms of loss of light to their first floor window. The two-storey extension is wholly contained in front of the existing two storey rear element of the building. It would not project above the existing roof form nor to the north of its rear extension. It is not considered that there would be any adverse impacts to this resident. A daylight and sunlight study would not be required.

The ground floor extension retains approx.. 14 metres to the rear eastern boundary of the property and so would not adversely affect these residents.

Flooding

The site is located in an area at risk from surface water flooding. The applicant has submitted the EA's form. The floor levels will largely be as per the existing dwelling and flood resilient construction details employed for the height of services

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. All windows shown as obscure glazed and non-opening shall be maintained.
5. Details of solar panels

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? Y

Case Officer: Louise Prew

Date: 04/08/2026

Authorised by: Jo Morin

Date: 04.08.2026