

Development Management – Delegated Officer Report

Application Number: AWDM/0834/26

Recommendation: – APPROVE

Site: 34 Offington Gardens Worthing West Sussex BN14 9AU

Proposal: Single storey rear extension and attached pergola (following removal of conservatory)

Date of Site Visit: 08/09/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application site is located on the eastern side of Offington Gardens and comprises a large dwelling located comfortably within the plot. To the rear elevation there are other extensions to the north and the south of an existing conservatory in the middle. The garden has significant depth to the rear and there is separation from the neighbouring properties between the pitch roofs of the rear extensions. To the northern boundary within the rear garden of the site there is an outbuilding which runs along the boundary.

Proposal

The proposal relates to the demolition of the existing conservatory and the replacement with a single storey rear extension. The footprint is not proposed to increase but the materials will change into a more substantial extension rather than the existing conservatory. Within the rear elevation large sliding doors are proposed, directly outside these doors it is proposed to introduce a pergola the rear garden.

Relevant Planning History:

AWDM/1498/25 - Retrospective application for garage/store outbuilding to rear garden
STATUS: Application Permitted 22nd January 2026.

Consultations

Environmental Protection, Environmental Health & Licensing

There are no adverse EH comments for this application.

Environmental Health Private Sector Housing

No response

Southern Water

Following the weekly list sent on 10th July 2026, Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue and no Southern Water assets will be affected. Therefore, 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.

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 works, an investigation of the sewer will be required to ascertain its ownership before any works commence on site. If this happens, please call our Customer Service Desk on 0330 303 0119.

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

Due to the location of the proposed works to the rear of the site there is not considered to be an impact on the visual amenity of the street. The eaves of the extension are at the same height of the extensions to the rear that are already present on the host property. The connection to the existing extensions will result in an overall reduction in the height of the roof on the southernmost aspect of the proposal.

The pergola is a lightweight structure that retains visibility through it.

In addition to this the properties along Offington Gardens have undergone a number of different alterations including that of extensions to the rear of the site. As such it is not considered that the proposal would result in an unacceptable impact on the visual amenity of the site therefore, the proposal is in accordance with Policy DM5 of the Worthing Local Plan.

Residential Amenity

Due to the location of the proposal, there will be impact on the neighbours to the north and south. No. 32 to the south has their own rear extensions which mitigates the potential impacts from the proposed development. With the existing relationship hosting a taller rear extension to the south. This is due to the existing elevation having brick walling on the western elevation so the relationship here will not change. As such

it is not considered that there would be an unacceptable level of overbearing or overshadowing achieved.

The neighbour to the north (No. 36) has a greater separation from the impacts on the neighbour to this side. There is an existing extension on this side which would screen the new extension from the neighbour on this side. The neighbour's own extension and applicant's outbuilding will obscure some of the potential impact from the extension on the neighbouring amenity space. The separation and existing arrangement allow for the mitigation of the extension to the rear of the neighbouring property. Therefore, there is also not considered to be any additional overlooking achieved from the development through the provision of the narrow window within the north elevation. This is due to the existing arrangement with the conservatory on site. This is not considered to cause any greater overlooking than is already available.

The pergola would not have significant form with open sides and slatted roofing. The separation from the neighbours would reduce the potential for overbearing and overshadowing.

As such it is not considered that there would be any unacceptable impact on the neighbouring properties. Therefore, the proposal is 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

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: 09/09/2026

Authorised by: Louise Prew Date: 10/09/2026