

Development Management – Delegated Officer Report

Application Number: AWDM/0522/26

Recommendation: APPROVE

Site: 89 Lavington Road Worthing West Sussex BN14 7SH

Proposal: Application to vary condition 1 (approved plans) of AWDM/0667/25 to enlarge the dormer and connect it to the ground floor extension and rear fenestration alteration

ORIGINAL DESCRIPTION: Single storey rear extension and rear/side wraparound extension; side dormer; front porch and extension to raised patio

Date of Site Visit: 08/07/2025

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site is located to the south of Lavington Road and contains a detached two-storey house.

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

Proposal

This application seeks to vary the application previously granted to join the rear dormer to the rear/side extension on the western side of the property.

Relevant Planning History:

AWDM/0667/25 - Single storey rear extension and rear/side wraparound extension; side dormer; front porch and extension to raised patio

STATUS: Application Permitted 7th August 2025.

Consultations

None

Neighbour Representations

None

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:

The change to the scheme would result in the loss of the eaves of the roof and the extension would appear as more of a two-storey extension in that location. While it is a shame to lose the differentiation between the two elements of the scheme, the eaves of the cat slide roof are maintained from the front which ensures it would not be noticeable in most views from the streetscene. The extension is set back approx. 16 m from the road ensuring that any views from the west would be minimal. The dormer would also be enlarged to the rear coming further out to be in line with the rear roof slope but this would not affect visual amenity as it is to the rear of the house.

The change would have no discernible impact on residential amenity of the neighbouring occupier.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. S73 time limit
3. Materials as detailed
4. Cladding only to rear extensions
5. No additional openings to east or west elevations

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: Louise Prew

Date: 01/07/2026

Authorised by: Peter Barnett

Date: 1 July 2026