Expiry Date - 22/06/2026
Extension of Time - 30/09/2026

Development Management – Delegated Officer Report

Application Number: AWDM/0513/26 **Recommendation: – APPROVE**

Site: **20 Adversane Road Worthing West Sussex BN14 7QH**

Proposal: **Two-storey rear extension and new first floor side windows**

Date of Site Visit: 07/08/2026

Neighbours Checked: Y

Additional Neighbours Notified: Y

Site and Surroundings
The application site lies on the southern side of Adversane Road and comprises a detached property which fits comfortably within a large plot as characteristic of the area. The property to the east (No. 18) has a two-storey rear extension with a conservatory off the rear. No. 22 to the west of the site has extensions to the east and rear. Within the rear garden of the application site and the neighbouring properties there are single storey outbuilding and sheds which are commonplace within the area. Both neighbours have depth past that of the application site.

The site is not within a conservation area nor is the property listed. There are no TPO's on the site.

Proposal
The application relates to the introduction of a two storey rear extension with a depth of 4m. The roof is proposed to be at 7m in maximum height with eaves to match the host property. A flat roofed section would be included to the proposal to reduce the maximum height with a skirt roof. On the ground floor there would be a kitchen, dining, living room with bifold doors and a window within the rear elevation. At first floor it is proposed to introduce two bedrooms, one to become the master with an ensuite.

Within the western side elevation there will be two windows added and in the eastern elevation two further windows, all proposed to be at first floor. These are to provide light to the existing bedrooms.

Relevant Planning History:

06/0252/FULL – Erection of conservatory to rear elevation. Application permitted 26/04/2006

03/01003/FUL - Proposed alteration and extension at first floor level to rear elevation. Application permitted 01/10/2003

Consultations
None

Neighbour Representations

No. of Contributors	3
No. of Representations	1
No. In Support	0
No. of Objections	2

Mr Mark Smith 44 St Lawrence Avenue Worthing West Sussex BN14 7JG
Your planning application AWDM/0513/26/proposed building of rear two story extension to 20 Adversane Road Worthing BN14 7QH. I have one request that the existing trees to the rear garden/boundary of the said address remain in place & maintained to aid privacy of the proposed two story building/dwelling/property from 44 St Lawrence Avenue Worthing BN14 7JG, which is situated directly to the rear of the proposed building application.
Kind regards
Mr M. Smith.

Mr Mark Dallen 22 Adversane Road Worthing West Sussex BN14 7QH
- We feel that the proposed Site Location/Block Plan (DS/MAIO/)4 is inaccurate. This shows the proposed extension being in line with the existing extended two storey property at the neighbouring home at 18 Adversane Road.

- This is incorrect. If the property at 20 Adversane Road was extended by 4 metres, then this would extend the rear of the property by approx. 2 metres beyond the already two storey extended property at 18 Adversane Road.

- This would also extend the rear of the property at 20 Adversane Road past the existing rear two storey property line in this road (a photo can be provided to support this).

- Google Maps will confirm this:- https://www.google.com/maps/@50.8247444,-0.3831419,61m/data=!3m1!1e3?entry=ttu&g_ep=EgoyMDI2MDUwNi4wIKXMDSoASAFQAw%3D%3D

- Therefore, the rear 4 metre two storey extension proposal will be out of character with neighbouring properties.

- In addition, we feel that any proposed additional first floor windows should be installed on the existing property only as per plan AWDM/0513/26 and be obscurely glazed as per the existing windows on the west elevation to protect and secure privacy.

- In summary, we believe that the overall size of the proposed two storey rear extension at 20 Adversane Road would be overbearing and excessive. This would create a visually oppressive sense of enclosure and lack of privacy for neighbouring homes.

- For the above reasons we object to this planned extension as we believe it is out of scale compared to properties nearby. A smaller two storey extension could be considered instead which will be more in keeping with existing extended homes.

Mr Paul Metcalfe 18 Adversane Road Worthing West Sussex BN14 7QH

AWDM/0513/26: Planning Application for 4 metre two storey rear extension to 20 Adversane Road

We object to this planning proposal which conflicts with local planning policies having an unacceptable impact on the quality-of-life neighbouring properties being out of character with the area, specifically:

Development Management Policy 5 (a) i) of the Local Plan 2020 - 2036 states that that all new development including extensions should "respect and enhance the character of the site and the prevailing character of the area". The volume of the proposed extension does not respect the character of the site or area. Further, noting WBC's SPG - Extending and altering your home states that: "The size and shape of any extension should normally be designed to ensure the original house remains the larger and more dominant feature." By extending by more than half of the original size of the property whist still larger, the dominance of the original house is not maintained.

The proposed extension is out of character with the surrounding properties which either have single story extensions, or considerably less depth, thereby preserving the building line at the rear of the properties.

In this context it should be noted that:
- The block plan does not appear to accurately represent the extent of the proposed extension relative to neighbouring properties, and within the plot itself.
- The depth and height of the extension coupled with the proximity to the boundary which is not parallel is a cause of concern.

Development Management Policy 5 (a) viii) states that the development should "not have an unacceptable impact on the occupiers of adjacent properties, particularly of residential dwellings, including unacceptable loss of privacy, daylight/sunlight".

The height and depth of the proposed extension will have an unacceptable loss of daylight to the living room, and a complete loss of sunlight. The impact on dining areas both inside and outside the properties of a loss of sunlight will have unacceptable impact, this being the principle benefit of the south-facing aspect of the existing property and character of the side of the street. There will be complete overshadowing of the patio, and space used for drying will no longer receive sunlight. The height will result in an unacceptable loss of daylight and sunlight to the master bedroom. It is noted with concern that there appears to be no assessment or mitigation of the impact on daylight, sunlight or overshadowing.

Development Management Policy 5 (a) ix) states the need to: "respect the existing natural features of the site including landform, trees and biodiversity". At least one tree will be directly impacted by this development, and the sensitive roots of others in close proximity. The height and extent of the proposed extension will result in considerable overshadowing and overbearing presence in the neighbouring garden impacting both its enjoyment, and the established trees and wildlife present.

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 development, there is not considered to be a significant impact on the visual amenity of the site. With the extension being two stories in height located within a large plot there will be glimpse views available from within the public realm.

The councils SPG relating to Extending and altering your home explains that design should be consistent with the existing property's style and shape. If the extension will be visible from the street, it is important to ensure that the roof form of the extension is similar to that of the existing house. For example, if the main house has a pitched roof, the roof of the extension should have the same style and pitch. The eaves level of a two-store extension should preferably line through from the house and must never be higher than on the existing house. The proposal has ensured that the roof form being set below that of the existing property it is considered to mitigate the potential for the extension to dominate the host dwelling. This paired with the eaves not being above that of the existing dwelling allows for cohesion of the extension and the host. The materials proposed are also to match that of the existing dwelling further assimilating the extension with the existing dwelling.

The windows on the side elevations will be visible from the public realm, but these are not considered to be out of character with the residential area and as such considered to be acceptable. The design of the windows would mirror those which are already present on the building and therefore in accordance with the relevant section of the SPG.

As such on the whole the proposed development is considered to be a subservient addition that would be harmonious to the existing dwelling and therefore in accordance with Policy DM5 of the Worthing Local Plan as well as the relevant section of the Extending and Altering Your Home SPG.

Residential Amenity
Due to the nature of the proposal being 2 storeys there will be some impact on the neighbouring properties. The properties to the rear (Nos. 42 and 44 St Lawrence Avenue) are separated from the proposed development by approximately 50m from their rear elevations, this significant separation is sufficient to avoid any interlooking that would be achieved from the proposed. In addition to this the separation from the rear boundary of the application site ensures that there is not any overshadowing or overbearing that would be demonstrable to the neighbouring properties to the rear.

The properties that would be most affected by the proposal would be those to the sides (Nos. 18 and 22).

Impact on No.18

No 18, a two-storey detached dwelling to the east, is currently extended to the rear of the site at 2 storeys, this sets the rear elevation of the neighbour beyond that of the application site by approximately 2m. With the depth of the proposal being at 4m this leaves 2m which would be past that of the neighbouring property to the east.

The extension being located to the west of the neighbour would provide some overshadowing to the neighbouring property to the east. Therefore, further information was requested to illustrate the positioning of the extension in relation to the neighbouring windows. These plans have been produced and illustrate that the proposed development is not located within 45 degrees of the centre of the ground floor rear doors on elevation or first floor rear facing windows on floor plan. The proposal is therefore not considered to adversely affect light or outlook to this neighbour.

Overlooking would not be achieved from the rear extension due to the existing relationship of the two properties. Additional side windows would create the potential for interlooking between the two properties. To ensure that this is not the case further amendments have been sought to obscure the windows to the east and west. As such the windows on this flank would be obscure glazed and not provide any over or inter looking.

Impact on No. 22

No. 22 is a two-storey semi-detached dwelling located to the west. Similarly to No. 18 this property's rear elevation is also set beyond that of the application site's by approximately 2.4m. On the ground floor there have been a number of alterations including a rear extension of approximately 2.9m deep and a side garage/store.

There is approximately 2m of separation from the proposed development to the boundary. Within the roof of this extension there are rooflights which provide secondary lighting to the rooms within the extension. The 4m of depth from the proposal would not extend beyond that of the ground floor aspects of this neighbour. The submitted plans also show that the extension would not extend to within 45 degrees of the ground floor windows on elevation or first floor windows on plan. There is no considered to be an adverse loss of light,

The neighbour has objected on the basis of two new side facing windows. Following amendments to the western elevation one window has remained unobscured to provide natural light to bedroom 3. However, in this instance the window would not provide any views which are directly into the neighbouring house with the window facing the solid brick flank elevation. It is recognised that the neighbouring property has a similar clear glazed window on the side elevation at the front of their property. The other window, closer to the neighbouring window and facing the obscure glazed presumed landing or bathroom window would be obscured glazed. As such it is not considered that there would be any unacceptable level of overlooking achieved from the proposed development.

As such with the neighbouring property having their own rear extension the potential impacts from the proposed would be mitigated to an extent that would be deemed as acceptable and in accordance with Policy DM5 of the Worthing Local Plan.

Other matters
It is appreciated that the trees on the site to the southern boundary protect the amenity of the neighbour to the rear. Unfortunately, due to the trees not being protected the council is not able to ensure that they are not removed in the future. However, due to the separation there would not be considered to be an unacceptable level of overlooking achieved if the trees were not there.

Recommendation:

APPROVE subject to condition(s):-
1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to side elevations of extension
5. Windows to be obscure glazed and non-opening as shown

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: Finlay Gardner Date: 06/10/2026

Authorised by: Louise Prew Date: 21/10/2026