Expiry Date - 08/09/2025
Extension of Time - 30/09/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0927/25 **Recommendation: – APPROVE**

Site: 26 Greenland Road Worthing West Sussex BN13 2RR

Proposal: Proposed rear box dormer and hip to gable roof extension with side window to gable and front rooflights

Date of Site Visit: 19/09/2025

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings:

The site is located to the north side of Greenland Road within a residential area of Worthing. The property comprises an end of terrace, two storey house with brick elevations, a tile hung bay and hipped roof. The property is set back from the road behind an open driveway leading to the garage at the side. There is a single storey extension and good size garden to the rear that tapers to the north end.

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

Proposal

Planning permission is sought for a rear dormer and hip to gable extension.

The hipped roof would be extended to form a gable to the east side, matching the eaves and ridge height of the existing roof and finished in tiles to match with a window to the gable serving a landing..

The proposed dormer would measure approximately 5.3m wide x 2.6m high x 3.65m deep. The dormer would be finished in roof tiles to match the existing roof with two windows to the rear serving a bedroom and ensuite.

A double roof light would be added to the front roof slope.

The application has been amended to omit two front dormers from the plans and to add front rooflights.

Relevant Planning History:

None relevant

Consultations

None required

Neighbour Representations

None received

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

The application property is an end of terrace house and is positioned at an angle to the adjacent house to the east. The proposed hip to gable extension and rear dormer would be visible from the road. There are many examples of hip to gable extensions and rear dormers in the immediate area.

The proposed dormer would be set in from the sides, up from eaves and down from the ridge and would not be considered a dominant or intrusive addition to the property. The roof extensions would be finished in tiles to match the existing building reflecting the character of the area.

The roof lights to the front would not have any adverse impact on the character of the area.

The front dormers originally proposed have been removed from the application as they were considered out of character with the locality.

There would be no adverse impact on the visual amenities of the locality as a result of this application.

Residential Amenity

The most affected neighbours are those to the sides at No.24 and 28.

No.24 is located to the east side and at an angle to the application property. The proposed hip to gable extension and rear dormer would not appear overbearing or oppressive to these neighbours or adversely affect light to their property. The window to the side gable would serve a landing, a non-habitable room and would not result in any significant overlooking.

No.28 is the adjoining property to the west side. The bedroom window to the dormer would look out across the applicants own garden and would not compromise the neighbours privacy. It is noted that there is a dormer to the rear of No.28 that is similar to that proposed by this application.

The rear garden to the property is about 21m long and there are no properties directly to the rear that would be affected by overlooking.

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

Recommendation:

APPROVE subject to the condition:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No additional openings to east side elevations of gable

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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: 29/09/25

Authorised by: Jo Morin Date: 30.09.2025