

Development Management – Delegated Officer Report

Application Number: AWDM/0217/26 **Recommendation:** – APPROVE

Site: 21 Cumberland Avenue Worthing West Sussex BN12 6JX

Proposal: Single storey rear extension and internal alterations

Date of Site Visit: 09/03/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site is located to the south side of Cumberland Avenue within a residential area of Worthing. The property comprises a link-detached bungalow with an attached garage joined to the garage to the east at No.19. The property has white painted brick elevations with a tile hung gable to the front and a pitched roof. There is a conservatory to the rear and a garden enclosed by fencing. The property is set back from the road behind a low wall, tall hedge and gravel driveway providing parking for several cars.

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 single storey rear extension measuring 4m deep x 7m wide with a crown roof matching the eaves of the existing bungalow and a ridge of approximately 3m high. The extension would provide an open plan kitchen/lounge with sliding doors and a window to the rear and roof light above. The extension would be finished in matching bricks and tiles to the main bungalow.

A door and window to the west side would be blocked up and with replaced with a window and a window to the rear of the existing garage would be replaced with doors.

The existing rear conservatory would be demolished.

Relevant Planning History:

None relevant

Consultations

Environmental Health:

I would recommend the following:

- Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times.

Monday - Friday 08:00 - 18:00 Hours

Saturday 09:00 - 13:00 Hours

Sundays and Bank Holidays no work permitted

Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.

Reason: To safeguard the residential amenity of the area

If during development, any visible contaminated or odorous material, (for example, asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented. If no such contaminated material is identified during the development, a statement to this effect must be submitted in writing to the Local Planning Authority.

Officer response: The application is a householder application. It is not the Council's normal practice to impose conditions on hours of construction for domestic extensions. It is considered that the recommended condition is not proportionate to the potential risk of harm from noise and disturbance during construction works.

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 proposed extension is to the rear of the property and would not be visible from the road other than in very limited glimpses to the side.

The proposed extension is subsidiary in scale and form to the existing building and would be finished in materials to match.

There would be no adverse impact on the character of the property or 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.19 and 23.

No.19 is located to the east side of the application property with an adjoining garage. There is a fence to the boundary and the garages to each property are either side of this fence. The proposed extension is 2.75m from this boundary and would not appear overbearing or oppressive to the neighbour or have any adverse impact on light to their property. No windows are proposed to the side of the extension and no overlooking or loss of privacy would occur.

No.23 is located to the west side of the application site and positioned further forwards in its plot and has a very similar extension to the rear although this extension finishes in line with the rear elevation of No.21, as existing. There is a fence to the boundary and the extension would be set in 0.96m from this boundary. The proposed extension would be slightly beyond a line projected at 45 degrees from the midpoint of the neighbour's nearest window serving a habitable room. The neighbour's nearest window serves a lounge/diner however this is a secondary window to this room which is also served by three large, glazed doors to the rear south facing elevation. Given the south facing position of these openings, the distance between properties and the single storey height of the extension, the proposal is not considered to have any significant impact on light to the neighbour's property. The extension would not appear overbearing or oppressive to the neighbour. No windows are proposed to the side of the extension and no overlooking or loss of privacy would occur.

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

Recommendation:

APPROVE subject to condition(s):-

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

Informative

1. 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.

2. Precautionary land contamination

If during development, any visible contaminated or odorous material, (for example, asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented. If no such contaminated material is identified during the development, a statement to this effect must be submitted in writing to the Local Planning Authority.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Amanda Haslett Date: 17/04/26

Authorised by: Peter Barnett Date: 17 April 2026