EXPIRY 10/06/25

Development Management – Delegated Officer Report

Application Number: AWDM/0486/25 **Recommendation: APPROVE**

Site: 32 Frobisher Way, Worthing

Proposal: Single story rear extension and loft conversion with rooflights to north and south sides

Date of Site Visit: 28/05/25

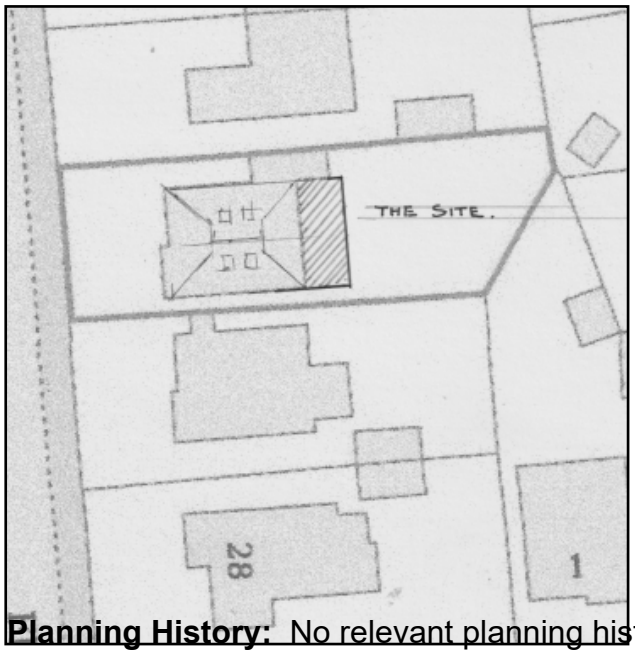
Neighbours Checked: Y

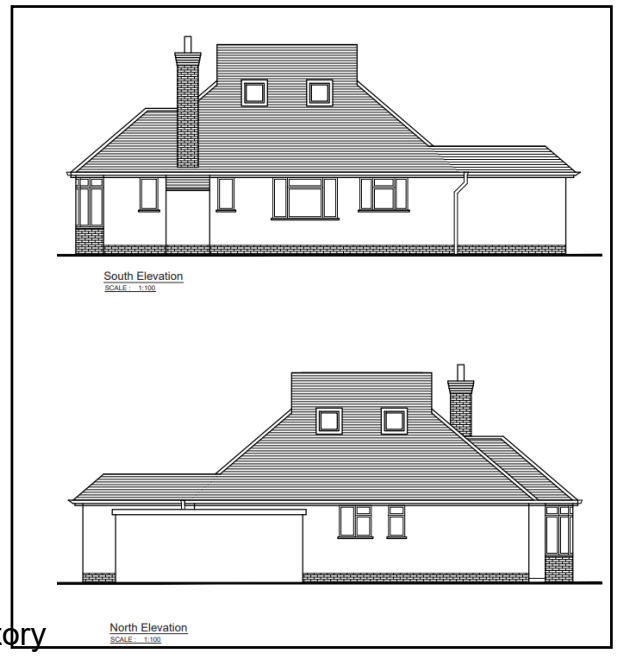
Additional neighbour notification: N

Proposal, Site and Surroundings:

Detached bungalow on the east side of Frobisher Way. Proposal to extend to the rear with a single storey extension and a false pitched roof. Rooflights proposed (two each) on north and south elevations.

The area is predominantly of detached and semi-detached bungalows. The property to the south mirrors the design of the application bungalow. To the north is a semi - detached bungalow with a lower scale hipped roof which is set back beyond the rear building line of the applicant's bungalow. There are few dormers in the area (although there is a front facing pitched roof dormer on No 36).





Planning History: No relevant planning history

Consultations: None

Representations: None

Relevant Planning Policies:

Worthing Local Plan (2023): SP1, DM5

National Planning Policy Framework (MHCLG 2024)

Planning Practice Guidance (CLG 2024)

Planning Assessment

The proposed conversion of the roof to form a bedroom and small bathroom is acceptable. The two roof lights are small and high up the roof space. There would be no overlooking to adjoining properties as the rooflights would face the roof slope of the bungalows to the north and south.

The rear extension has been started as the applicant initially thought that the work would be permitted development. The footings have been put in and work was underway during the site visit. The single storey extension at the rear would have no impact on the streetscene and in design terms would be acceptable utilising matching materials to the main property.

The extension would also not impact neighbouring properties. The bungalow to the north extends beyond the rear of the applicant's bungalow and has a blank south facing elevation. In addition the extension would be partly screened by an existing flat roof (attached) garage.

To the south the bungalow at No 30 has a rear conservatory but this is set back some distance from its northern elevation. The proposed single storey extension would be in line with the end of this conservatory and given its set back from the boundary it would have no adverse impact on No 30. There is a 1.8 metre high close boarded fence dividing the properties (north and south boundaries). There are no windows on the south elevation (the removal of PD rights would ensure no additional windows are added to this elevation).

There are no objections therefore to the proposed development.

Recommendation

01 Standard Time Limit
02 Approved Plans
03 Matching materials
04 Removal of PD rights for additional windows on the south elevation.

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

Case Officer: James Appleton Date: 02/06/25

Authorised by: Jo Morin Date: 03.06.2025