Expiry Date - 30/05/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0454/25 **Recommendation – APPROVE**

Site: **20 Southview Drive Worthing West Sussex BN11 5HU**

Proposal: **Two storey rear extension and single-storey extension to north side (replacing existing lean-to)**

Date of site visit: 18/06/25

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the east side of Southview Drive within a residential area of Worthing. The property comprises a detached two-storey house with brick elevations, rendered front bay with projecting hip and a hipped roof. The property is set back from the road behind a low wall, parking area and driveway leading to the integral garage. There is a small single storey rear extension adjoining a lean-to side extension to the north of the house. There is a good size garden and summerhouse to the rear.

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 two storey rear extension and replacement single storey side extension.

The proposed two storey extension to the rear would be staggered in depth extending 1.5m deep x 4.05m wide from the southern end and 2.5m deep x 4.35m wide from the northern end of the rear elevation. The existing ridge to the main house would be extended over the southern part of the extension with the same hipped roof form and matching eaves height and the northern part of the extension would have a lower ridge, approximately 1.9m lower than the main ridge to match the projecting hip to the front of the building and matching eaves height.

The extension would accommodate an enlarged kitchen and family room at ground floor with doors to the rear and south return and enlarged bedrooms at first floor with windows to the rear. A new window is proposed at first floor level to the north side of the building to accommodate a bathroom.

The existing lean-to extension to the north side would be replaced with a new side extension extending a further 1.2m to the rear and enlarging the kitchen at

ground floor. The lean to roof would be replaced with a monopitch roof and parapet to the side incorporating an integral gutter. The parapet would be approximately 0.4m higher than the existing eaves to the side.

The extensions would be finished in bricks and tiles to match the existing building.

Relevant Planning History:

None relevant

Consultations:

None required

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 east side of Southview Drive is characterised by two storey houses of the same design and form with projecting front bays and hipped roofs, finished in brick, render and tile hanging and set back a consistent depth from the road. Many properties have added single storey extensions to the rear and side.

The proposed two storey extension is to the rear of the property and would extend out in line with the existing side walls at first floor level, matching the eaves height, hipped roof form and materials. The scale and form of the extension would be subsidiary to the existing house. Due to the fairly narrow spacing between houses, views of the rear extension would be limited from the road and it would not appear visually dominant or intrusive in the street scene.

The single storey side extension would replace an existing extension in the same position and would not project any further forward. The extension would project 1.2m further to the rear and would be higher than existing due to the parapet roof form which is required to include an integral gutter to prevent the

gutter overhanging the boundary (as currently exists). The proposed replacement side extension is set back about 14m from the road and 6.8m behind the front of the building and would not appear visually intrusive or result in any harm to the character of the street scene.

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.18 and 22 Southview Drive.

No.18 is located to the south side, separated by a gap of approximately 1m to the boundary formed by a close board fence. The neighbours have a lean to extension to the side adjacent to the boundary accommodating a shed/utility with obscure glazed windows facing the application site. The southern end of the rear extension would project 1.5m beyond the rear elevation of No.18 at first floor but would not extend beyond a line projected at 45 degrees from the midpoint of the neighbours nearest rear facing windows. The extension to this side would extend at the same height as the existing roof but as this is positioned to the north of the neighbour no significant overshadowing would occur. There are no windows proposed to the south side of the extension at first floor and no overlooking or loss of privacy would occur. The proposal would not appear overbearing or oppressive to these neighbours.

No.22 is located to the north side, separated by a gap of approximately 1.2m to the boundary and a close board fence. The existing lean to extension to the north side of No.20 currently forms part of the boundary with the gutter overhanging the boundary. No.22 have a single storey rear extension of the same depth as the proposed two storey extension (approximately 2.5m deep). The proposed extension would not extend beyond a line projected at 45 degrees from the midpoint of the neighbours nearest rear facing windows. Although the extension is to the south of No.22 the roof to this part of the extension is much lower than the main roof and together with the hipped form would reduce any impact on the neighbours in terms of overshadowing or loss of light and there is not considered to be any significant impact in this respect. The extension is not considered to appear overbearing or oppressive to these occupiers. All window openings to the side of No.22 are situated further forwards than the proposed side or rear extensions and would not suffer loss of light or compromised outlook. The only window proposed to the north side is a first floor bathroom window that would be conditioned to ensure this is obscure glazed and fixed shut other than a fanlight. There would be no increase in overlooking or loss of privacy to the neighbour's property as a result of these extensions. The single storey extension to the side currently overhangs the boundary, the replacement extension would rectify this by creating a parapet roof with integral gutter thereby containing the extension fully within the application site and improving the situation for the neighbours. Although the parapet wall would be higher than the existing eaves, there are no openings opposite this extension and there would be no adverse impact on amenity.

The rear of the site backs on to a block of garages and extended gardens of the flats situated over 26m from the rear boundary and over 36m from the proposed extension. Windows to the rear would be in the same position at first floor and only a maximum of 2.5m closer than existing and at this distance would have no adverse impact in terms of overlooking or loss of privacy.

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

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No additional openings to side elevations of extensions
5. Obscure glazed fixed shut window

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: Amanda Haslett Date: 25/06/25

Authorised by: Jo Morin Date: 25.06.2025