Development Control – Delegated Officer Report

Application Number: AWDM/0364/25 **Recommendation – APPROVE**

Site: 6 Northbrook Close Worthing West Sussex BN14 8PP

Proposal: Householder application for permitted development for prior approval for single storey extension to rear of property measuring 4m from rear wall of the original dwelling, maximum height 3.2m and height of eaves of the extension 3m

Date of site visit: 08/05/2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a mid-terraced two-storey house located in the north of a cul-de sac. The building is predominantly brick with a tiled roof. The front of the property has hardstanding.

Proposal

Prior approval is sought for a rear extension measuring four metres from the rear wall of the dwelling.

Relevant Planning History:

None

Consultations: N/A

Representations: An objection has been received from the occupiers of No.5 commenting:

We do support the application for the extension, however we feel that it should only come out at 3.2m in line with number 5 &number 6.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (2024)
National Planning Practice Guidance

SPG ‘Extending or Altering Your Home’ (WBC)

Planning Assessment

The objection has triggered the requirement for prior approval as to the impact of the proposed development on the amenity of any adjoining premises as set out in Condition A.4(7) of Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

The adjoining properties at numbers 5, to the west, and 7, to the east, may be affected. The proposed extension would be 4 metres deep with an eaves height of 3 metres and an overall height of 3.2 metres. Numbers 5 and 7 have existing rear extensions of approximately 3 metres deep. While the extension would be an additional metre deeper than the neighbours it is not considered that the additional depth would have an unneighbourly impact. The extension would be set off the boundary on both sides with the layout of the sites on an angle reducing the impact on both properties. The closer relationship to number 7 is minimised as there are no adjacent windows on the western side of the rear elevation of that property.

The applicant as agreed to a condition requiring the side facing window on the west elevation of the extension to be obscure glazed to prevent overlooking of the neighbouring property.

It is therefore considered that the proposed development would not have an undue amenity impact on neighbouring occupiers. Prior approval is required and granted.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. The window in the western side elevation of the extension hereby permitted shall at all times be glazed with obscured glass not less than Level 3.

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:	Louise Prew	Date: 09/05/2025
Authorised by:	Peter Barnett	Date: 9 May 2025