Expiry: 5/1

Development Management – Delegated Officer Report

Application Number: AWDM/1333/25 Recommendation: Grant

Site: 43 Parham Road, Worthing

Proposal: **Loft conversion, including hip-to-gable extension, rear dormer with juliet balconies and front rooflights**

Date of site visit: 5/12

Neighbours checked: Y

Additional neighbour notifications: renotified on revisions.

Site and Surroundings

This application relates to a semi detached house on the east side of Parham Road. The bungalow has been extended at the rear with a flat roofed half width addition. It has its front door in the south side and its driveway which leads to a detached garage. Land slopes from the road with the houses on higher ground to their rear gardens.

No. 41, its attached neighbour has a full width rear conservatory. No. 45. to the south, is a detached bungalow which has been extended into the roof with raised gables and large rear dormer including a Juliet balcony.

Parham Road is not in a conservation area and the property is not listed. It is not known to be at any flood risk.

Proposal

The application has been revised since first submitted with the removal of the rear first floor extension proposed. The raised gable, rear dormer with two Juliets and three front rooflights is still proposed. The extension creates two bedrooms and two bathrooms, one en-suite.

Relevant Planning History:

None.

Consultations:

None.

Representations:

No letters received to renotification on revised plans.

3 objections received to original notification, one from No. 41 and two from No. 45 summarised as follows:

- Overlooking of private gardens.
- Overlooking into No. 41's conservatory
- Out of character with house and area generally
- Not subordinate in scale to house
- Visually dominant and disproportionate scale.
- Top heavy, unbalanced, imposing form
- Poor precedent that would be harmful to local character
- Loss of light to 41's conservatory
- There are no measures neighbours can employ to avoid the harm identified.
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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

A number of similar properties nearby have extended into the roof space by raising side gables and adding a large rear dormer, including No. 45 to the south which is a detached property. The rear dormer is not quite full width and is set well down from the ridge and up from the eaves. Front rooflights do not need planning permission.

The revised proposal is therefore acceptable in visual terms.

Residential Amenity

The rear roof extension is large and includes two Juliet balconies. No. 45 has a single Juliet balcony. The dormer will lead to overlooking of neighbouring gardens but a rear roof extension could be added under permitted development with the same impacts.

Recommendation

APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Matching Materials

Expiry: 5/1

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? Y

Case Officer:	MOK	Date:	6/1/26
Authorised by:	Louise Prew	Date:	06/01/2026