Expiry Date - 21/10/2025

Development Management – Delegated Officer Report

Application Number: AWDM/1091/25 **Recommendation – REFUSE**

Site: **5 Gorse Avenue Worthing West Sussex BN14 9PG**

Proposal: **Front and Rear extensions. Rooms in roof consisting of raising ridge with hip to gable to east and west elevations**

Date of site visit: 21/10/2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the west side of Gorse Avenue, within a residential area of Worthing. The property comprises a detached bungalow with an outrigger to the front, a small front porch and brick elevations. There is an attached garage to the south side with access through the front garden which has some trees with TPO's and a large garden to the rear with one TPO approximately 4.3m from the rear elevation of the garage.

The property has an open frontage on to the road with a driveway and some hardstanding to the front. High close board fencing forms the boundaries of the site to the rear.

The site is not within a conservation area, nor is it a listed building.

Proposal

Planning permission is sought to remodel the existing single storey bungalow with the following modifications:

A 4m deep rear extension that runs the full width of the application site at 9.833m. This would wraparound and form a side extension up to the depth of the existing bedroom and store.

Accommodation at first floor would be created by raising the roof ridge and creating gable ends to the front and back extending over the new ground floor extensions.

A new porch is proposed with a pitched able roof above the existing forward projection.

Along the ridge of the proposal there are solar panels which are set above the rooflights. To the front in the new gable end there are two windows providing light to the hallway/stairwell and one in the rear gable end.

Expiry Date - 21/10/2025

Relevant Planning History:
None relevant

Consultations:
Adur and Worthing Senior Tree Officer – Retaining 0.3m to the TPO'd tree in the rear garden is too close irrespective of what the RPA might be.

Representations:
Two letters in objection to the application:

"1) The general roof height will increase significantly which unacceptably cuts the natural light to my bedroom no.2, to my back garden, patio and dining room.

2) The 4 meter extension at the back (west) will unacceptably cut the natural light to my back garden, patio and dining room.

3) The first floor as proposed sites a window approx 2 meters out, looking directly into my back garden, patio and dining room unacceptably removing my privacy.

4) The first floor window to the west unacceptably removes the privacy of the remainder of my back garden.

5) Windows 2, 3 and 4 on the first floor (north facing) overlook my 2nd bedroom unacceptably removing privacy.

In general the plans as submitted are not in keeping with the privacy and natural lighting intended by the original planners of the Estate. Not to mention the potential detriment to my health.

This development needs to be improved to be more suitable to the size of the plot and to be more sympathetic to the surroundings.

Such that it actually is in balance with the Street scene and neighbouring properties which as it stands it is not.

On this basis I ask that the council rejects the plans as submitted and requests that the plans are improved to address the points I have raised, such that in the future I could support a development."

And

"The Design & Access Statement is materially incorrect, it states "The existing property has not been occupied for several years". 5 Gorse Avenue was inhabited by John Strange (not a relative) until around Christmas 2024 when he went on holiday to France to see family members where unfortunately he didn't return due to illness.

The Design & Access Statement also states in the paragraph on Landscaping that "There are no major trees to the rear garden." Untrue! There are a considerable number of mature trees at the west end of the property adjacent to the rear boundary with No 2 Offington Drive. There are at least three mature fir trees that John Strange had work done on in the Autumn of 2024. There are also a number of Sycamore trees between the firs and the Oak tree in the South West corner."

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5. DM19
National Planning Policy Framework (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.

Policy Context

National Planning Policy Framework paragraph 131, advises that *'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'*. Paragraph 135 indicates that development should: (b) be visually attractive as a result of good architecture and (c) sympathetic to local character and history, including the surrounding built environment, and in paragraph 139 states: '*Development that is not well designed should be refused especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes'*.

Policy DM5 – Quality of the Built Environment, of the Worthing Local Plan requires that; *All new development (including extensions, residential annexes, alterations, ancillary development, change of use and intensification) should:*

i) be of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area. This will include consideration of proportion, form, design, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping;
ii) enhance the local environment by way of its appearance and character, with particular attention being paid to the architectural form, height, materials, density, scale, orientation, landscaping, tree canopy, impact on street scene and layout of the development;
iii) make a positive contribution to the sense of place, local character and distinctiveness of an area;

viii) not have an unacceptable impact on the occupiers of adjacent properties, particularly of residential dwellings, including unacceptable loss of privacy, daylight/sunlight, outlook, an unacceptable increase in noise giving rise in significant adverse impacts, or vehicular movements resulting in severe cumulative impacts on the road network, or loss of important open space of public value (unless it satisfies any of the exceptions set out under Policy DM7 – Open Space, Recreation and Leisure);

and …

Ensuring Good Design
d) Development must reflect government guidance on design and take into account any local design guidance and supplementary planning documents such as design guides and codes. Weight will be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally, so long as they fit in with the overall form and layout of their surroundings.

The Council's SPG - Extending or altering your home, requires that:

The design of your extension achieves an appropriate relationship with the design of the existing house and; that it also takes into account any impact on the street scene.

The size and shape of any extension should normally be designed to ensure the original house remains the larger and more dominant feature.

In order to ensure that your extension relates well to your house, its design should be consistent with your existing property's style and shape.

The facing materials of any extension should ideally match those used for the existing house. If identical materials are not available, the nearest possible alternative should be used. When selecting materials, you should ensure that they match the originals in size, shape and texture.

Roof extensions and dormers are often highly visible and alien features which greatly alter the appearance of a dwelling. Dormers should never be allowed to dominate the roof by being overly large. Hipped roof or gable ended dormers are often preferable to those with flat roofs, because they reduce the overall "bulk" of the extension. This also avoids the horizontal emphasis that is produced by large flat roofed dormers.

The above policies and relevant sections of the Design Guidance, SPG – 'Extending or altering your home' clearly set out the expectations for development and require that extensions are well designed to reflect the predominant characteristics of the local area, do not adversely affect the appearance of the street scene, are of a scale that is proportionate to existing and surrounding development and do not detrimentally affect the amenities of local residents.

Visual Amenity

The application property is clearly visible in the street scene, with an open frontage to the street. The large scale of the proposal increasing massing to the sides and roof would appear as intrusive additions to the building. The excessive scale of the roof alterations together with the uncharacteristic gable end roof design would subsume the modest proportions of the existing bungalow, resulting in an extremely dominant form of development that cannot be considered subsidiary in scale or form. The increased ridge height and width of the extension over new side extensions would fail to assimilate with the existing building or surrounding buildings and would dominate the street scene. A key prevailing characteristic of the area is the general inclusion of hipped roofs to the front of the properties, which would be disrupted in this case by the proposed gable ends which are the full width of the proposed development.

The proposed materials throughout the site are to match that of the existing and would not be considered to be detrimental to the application. However, the window location on the front elevation would further exacerbate the inability of the design to integrate with its surroundings.

The extensions are not considered to have been sympathetically designed and the resultant development is out of character with the surrounding context. The application is therefore considered unacceptable in design terms and recommended for refusal on this basis.

Residential Amenity

The most affected neighbours are those immediately adjacent to the site at No.3 and 7 Gorse Avenue.

No.7 is located directly to the north of the application site and would be the one most affected by the proposed development. It is a single storey bungalow. The houses are already in close proximity to each other. The proposal for a four-metre-deep extension with first floor accommodation and gable end would appear overbearing and oppressive to these neighbours, compromising their outlook and creating an undue sense of enclosure. The location of the extension to the south of the neighbours would result in overshadowing of the amenity space and loss of light to habitable room windows.

The velux windows within the loft conversion would create views into the neighbouring property that are currently not available from within the site. Had this been otherwise acceptable the use of obscure glazing would have been conditioned.

No.3 Gorse Avenue is located to the south side of the application property with a gap of about 2.9m between properties and is separated by a close board fence. The existing garages create a separation between the properties, with the neighbouring property having their garage this would create a separation distance between the property and the extension that would mitigate the overbearing impact. The extension is closer to the shared boundary wall given

the new side extension with roof alterations above. The roof slopes upwards away from the shared boundary lessening the impact. Conditions on the rooflights on the southern side would also have been applied where the windows were less then 1.7m above finished floor level.

The proposal would have a significant and highly detrimental impact on the residential amenities of adjacent occupier to the north warranting refusal on this basis.

Impact on Protected Trees

To the rear of the application there is proposed to be a 4m rear extension and the removal of trees and shrubbery in the back garden. One of the trees, a hawthorn, located approximately 4.3m from the rear elevation of the existing property is protected (TPO no.37 of 1997). The extension is proposed to be 4m in depth which would encroach on the root protection area for this tree. Furthermore, the proposal to remove this tree to allow for the lawn to be lain would remove this tree which is protected. The site has other protected trees in the front and rear gardens and these must be protected from development. Any works to protected trees would need to be considered under a separate application for tree works.

Other Matters

Typically officers would give the opportunity for the applicant to amend the application to address concerns, however, in this case the issues are considered are fundamental to the proposal and due to the harm identified to both residential and visual amenity, a different approach would be necessary to overcome these concerns which cannot be considered under this application.

Recommendation

REFUSE for the reason:-

1. The proposed extensions, due to their excessive size and design, would fail to assimilate with or reflect the predominant characteristics of the existing building or the wider street scene, resulting in an alien and incongruous form of development. The roof form would become the dominant feature of the dwelling, entirely subsuming the modest proportions of the existing bungalow and causing significant harm to the visual amenities of the locality. The uncharacteristic appearance of the development is further exacerbated by the use of gable ends that are out of keeping with the surroundings. The proposal is therefore contrary to Policy DM5 of the Worthing Local Plan, Supplementary Planning Guidance 'Extending or altering your home' and the National Planning Policy Framework.

2. The proposed development, by reason of height, depth and proximity to neighbouring properties would result in an overbearing and oppressive form of development that would adversely affect the residential amenity of residents at no. 7 Gorse Ave resulting in loss of light and increased sense of enclosure

contrary to Policy DM5 of the Worthing Local Plan, Supplementary Planning Guidance 'Extending or altering your home' and the National Planning Policy Framework.

3. The proposed development would be located within close proximity to a protected hawthorn in the rear garden (TPO 37 of 1997) which would have a detrimental impact on the tree to the detriment of the visual amenity and character of the area contrary to policies DM5 and DM19 of the Worthing Local Plan (2023).

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal.

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

Case Officer: Finlay Gardner Date: 31/10/2025

Authorised by: Louise Prew Date: 31/10/2025