

Development Management – Delegated Officer Report

Application Number: AWDM/0611/26 **Recommendation:** – **APPROVE**

Site: **6 Hayling Rise Worthing West Sussex BN13 3AL**

Proposal: **Single storey rear extension**

Date of Site Visit: 02/06/2026.

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site, 6 Hayling Rise, is situated within an established residential area in Worthing. The surrounding area consists of detached dwellings, the majority of which contain their own driveways. The area is verdant in character with many mature trees visible within the landscape. The application site property consists of a detached bungalow with a pitched roof. To the rear, the property benefits from a private garden enclosed by a combination of close-boarded fencing and mature planting. A driveway is situated on the left-hand side of the front garden.

The property is not a listed building and is not located within a conservation area. There are no Tree Preservation Orders affecting the site.

Proposal

Planning permission is sought for a proposed single-storey rear extension.

The proposed single-storey rear extension will extend to a maximum depth of approximately 4.52m and 4.52m wide. It will feature a flat roof with a height of approximately 2.78m.

The extension will be constructed in matching face brick, and a flat roof finished with built-up felt (according to the submitted forms).

Only one uPVC window opening is proposed, and this is to be on the side (south) elevation which looks out onto the application site's garden. No openings are proposed on the side (north) elevation or rear (east) elevation.

Relevant Planning History:

AWDM/1181/25 - Removal of existing side extension, proposed front extension
STATUS: Application Permitted 19th November 2025.

AWDM/1191/25 - Demolition of existing extension to No.6 and subdivision of dwelling plot to provide a detached 2-bedroom bungalow to south side with new vehicle access.
STATUS: Application Permitted 26th February 2026.

Consultations

None undertaken.

Neighbour Representations

8 Hayling Rise

"I wish to object to the above planning application for a single storey rear extension.

I have been a resident of the neighbouring property for over 40 years. I am deeply concerned that the proposed extension would negatively affect the enjoyment of my home. Having lived here for so long, I value the current character, light and openness of the area, and would find the impact of this particularly distressing, the extra noise, disturbance as well as traffic/parking.

1. Loss of daylight + outlook: The proposed extension would extend significantly into the rear garden and, due to its size and proximity to the boundary with my property at 8 Hayling Rise, would reduce the amount of natural light reaching my home and garden. I currently have a small seating area outside where I enjoy sunny afternoons – this development would create an overbearing visual impact from my garden and property.

2. Impact on enjoyment at my home: The proposal would have a negative impact on my enjoyment as the extension would create a sense of enclosure and reducing the openness that I currently experience in my rear garden.

3. Scale and design: I also have concerns with the drainage for the proposed extension as it is so close to the boundary with my property."

Planning Officer's response: These comments have been noted. I have responded to the points raised in the Planning Assessment's Residential Amenity section below.

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 proposed extension would be subsidiary in form and scale to the existing building and would be finished in face brick to match the existing building. Due to this, the extension relates well to the existing building and will not appear out of place. The flat roof is acceptable given the minor scale of the extension.

The proposed extension is to the rear of the building and only glimpsed views of it will be visible from the road. The addition of the extension will not appear visually out of keeping and will not detract from the character of the area.

Residential Amenity

The neighbouring properties most affected by the proposed development are those immediately adjacent to the north at 8 Hayling Rise and to the rear (east) of the application site at 4 Hayling Rise.

8 Hayling Rise

8 Hayling Rise is a bungalow situated to the side (north) of the application site. No. 8 contains an existing conservatory which extends beyond its rear elevation. The properties are separated by boundary fencing.

The occupier of No. 8 has raised concerns regarding loss of light, outlook, openness, noise and disturbance, parking impacts, and drainage.

Firstly, the proposed single-storey rear extension contains no openings within its northern side elevation facing No. 8. As such, the proposal would not result in overlooking or a loss of privacy for the occupants of the neighbouring property.

With regard to light and outlook, the application site slopes down towards the south, meaning the proposed extension, which has a modest flat roof height of approximately 2.78m, would sit at a slightly lower level relative to No. 8. Given the single-storey scale of the extension, its limited height, and the site's topography, the proposal would not result in an unacceptable loss of light to the dwelling or garden of No. 8. Whilst the extension would be visible from the neighbouring property, it would not appear unduly dominant or overbearing and would not result in an unacceptable sense of enclosure or loss of outlook.

Concerns regarding noise, disturbance, parking and drainage have also been considered. However, given that the proposal relates to a modest extension to an existing dwellinghouse, it is not considered that the development would give rise to any material impacts in these respects.

Overall, it is considered that the proposal would not result in unacceptable overlooking, loss of privacy, loss of light, loss of outlook, or an undue sense of enclosure for the occupants of No. 8. Accordingly, the residential amenity of neighbouring occupiers would be preserved.

4 Hayling Rise

4 Hayling Rise is a bungalow situated to the rear (east) of the application site, separated by a combination of close-boarded fencing and vegetation.

The proposed single-storey rear extension's rear (east) elevation faces the garden of no.4. Despite the application site being on higher ground than the curtilage of no.4, there are no openings on this elevation. As such, there would no overlooking or loss of privacy to the occupants of no.4. Moreover, due to the separation distance between the proposed extension and no.4, there would be no loss of light. As such, there would be no impact on residential amenity of no.4.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to north and east elevations of extension

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: Tom Westerman Date: 19/06/2026.

Authorised by: Jo Morin Date: 23.06.2026