Expiry Date - 27/10/2026
Extension of Time -

Development Management – Delegated Officer Report

Application Number: AWDM/0949/26 **Recommendation: – APPROVE**

Site: **10 Ilex Way Worthing West Sussex BN12 4UZ**

Proposal: **Single-storey side extension to replace existing carport, single-storey rear extension with a two-storey rear extension above. New solar panels; the existing garage and 1no. chimney are to be demolished.**

Date of Site Visit: 21.09.2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application relates to a detached brick-built house dating from the 1950s located on the north side of Ilex Way within an established suburb of Goring. There is a car port attached to the west side of the house with a detached garage behind set back into the rear garden. The house is set back from the edge of the highway by a paved frontage area with an in/out vehicle accesses onto Ilex Way. The rear garden adjoins St Mary's Church Hall to the north.

The property is adjoined by detached houses on either side.

The site is not located within, but is close to the Goring Hall and Goring Conservation Areas. The former includes the landscaped avenue of Holm oak (Ilex) trees directly opposite the site to the south. The latter is based around the grade II* Listed St Marys Church and churchyard/gardens to the north and west of the site.

Proposal

Permission is sought to remove the car port and detached garage and erect a part single part 2-storey rear extension plus single-storey side extension. In addition it is proposed to install an array of solar PVs on the east and west side slopes of the roof of the dwelling.

The proposed single-storey rear component would extend 3m from the rear of the existing dwelling with a projecting bay feature extending rearward by a further 0.6m. It would have a maximum width of 9.6m comprising the full width of the existing house and extending 2m further westward to 'wrap-around' the northwest corner of the house in conjunction with the proposed single-storey extension on the west side. Following amendment, the single-storey side extension would be set back 0.2m from the front of the house, extending a total of 12.45m rearwards (including the above-mentioned 'wrap-around'). It would be set in approximately 0.45m from the west side boundary.

The 2-storey rear component would be 1.5m deep comprising the full width of the existing house and designed to replicate the dual-pitched, gabled form of the existing main roof, extending the existing ridgeline northward with the same eaves height.

The single-storey rear element would have a lean-to roof with a feature gable over the projecting bay having a maximum height of 3.6m. The majority of the side extension would also have a similar lean-to roof except a small flat-roofed element (1.7m long) towards the rear.

A specification has been provided for the proposed solar PVs (425W MBB Bifacial Mono PERC Half-cell Double Glass Module) comprising 2 x rows of 11no panels on each slope.

Relevant Planning History: None.

Consultations

WSCC: The LHA has raised no objection, commenting: -

"*The site is located on Ilex Way, an unclassified road subject to a speed restriction of 30 mph.*

No alterations are proposed to the existing access arrangement. The proposed development is not anticipated to give rise to a material intensification of use of the existing access point.

A single-bay garage will be lost as part of the proposals. However, it should be noted that the existing garage does not meet the minimum internal specifications for single-bay garages of 3m x 6m as outlined in Manual for Streets (MfS). Therefore, the LHA would not consider the existing garage for parking provision, as it is likely too small to accommodate modern sized cars. It is not unreasonable for the LHA to assume the existing garage may be being used for other purposes, such as storage.

No concerns are raised regarding loss of existing parking provision. An existing driveway is to be retained with provision for at least two cars. I note the proposed garage/store is smaller than the MfS standards and the applicant is advised to enlarge it if they wish it to be considered for parking provision.

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (in line with TR6 paragraph 4) and that there are no transport grounds to resist the proposal."

Southern Water: No objection, advice on drainage/protection SW apparatus.

Neighbour Representations

An objection has been received from a neighbour in Ilex Way relating to the proposed solar PVs stating these will impact the adjoining conservation area as an ugly addition

and have a detrimental effect on the street scene. Concern is expressed over the proliferation of solar panels.

A representation in support of the proposals has been received from another neighbour.

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, SP2, DM5, DM17, DM24
National Planning Policy Framework (MHCLG 2026)
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 and on the setting of the nearby Conservation Areas.

Visual Amenity + Heritage

The proposed 2-storey rear extension has been designed to complement the shape and massing of the existing gabled roof form. It is relatively modest in depth and carried out in matching materials, it would integrate well with the scale and appearance of the existing dwelling.

There are no formal planning records relating to the existing enclosed, car port which extends the full length of the existing house. The majority of the proposed replacement single-storey side extension would have a lean-to roof which would complement the style and appearance of the existing house. Following amendment the front of the extension has been set back nominally by 200mm to help it achieve a more visually subservient relationship to the host dwelling and avoid an awkward bonding detail between the existing and proposed brickwork.

The vertical upstand of the roof to the single-storey rear component would be partially visible above the mono-pitched slope of the side extension. However, this awkward detail would be set back over 11m from the front of the dwelling and the angle of view from the road curtailed by the siting of the garage attached to the neighbouring house (No.12) which extends up to the shared boundary.

The avenue of Ilex trees opposite the dwelling is a highly distinctive landscape feature that extends eastwards to Sea Lane and westwards as far as Ferring. It derives its historic interest from its association with the nearby Grade II listed Goring Hall and dates from the mid-C19.

The proposed extensions and alterations, including solar PVs, are in keeping with the mid-C20 domestic context of development on either side of this landscape feature and have no adverse impact on its significance, or the setting of the wider conservation area.

The application property is not within the immediate setting of the Goring Conservation Area being separated from it by the Church Hall building to the north, and No.8 Ilex Way to the east. The proposed extensions and alterations, are in keeping with the scale and proportions of the existing dwelling and are not unduly dominant or intrusive in the context of surrounding mid-C20 development as to harmfully detract from the setting of this Conservation Area.

Concerns have been raised by a third party concerning the proposed solar PVs. The proposed arrays would cover a significant area of the roof. Confirmation has been received that the array on either slope would project 0.1m from the plane of the roof slope (when measured perpendicular with the external surface of the roof slope). This is well within the limitation of 0.2m that would otherwise be permitted development under the provisions for the GPDO.

Although in this case it is considered the proposed solar PV arrays would have no adverse effects on the setting of the Conservation Areas, consideration is given to Policy W3(c) of the NPPF which requires that substantial weight be given to the contribution that small-scale low carbon and renewable energy projects can make to reducing greenhouse gas emissions along with their associated economic and social benefits; and Policy HE6(4) which sets out that in cases where a development proposal *would* harm the significance of the designated heritage asset, the effect on the asset and its significance should weighed against any public benefits resulting from the proposal, including enabling energy efficiency and low carbon heating measures to be employed.

Residential Amenity

The most affected properties on those on either side.

To the east, No.8 consists of a detached house similar but not identical in style and appearance to the application property. The main front and rear elevations of the dwellings are roughly aligned. Openings in the side of No.8 include the main entrance door towards the front and separate door towards the rear leading into the back garden. A first-floor window in the centre of the side elevation appears to serve a bathroom. Windows in the ground and first-floor rear (north) elevation appear to serve habitable rooms. A canopy roof supported on posts is attached to the rear wall, extending over a sitting out area. The side boundary between the respective gardens is formed of closed-boarded fencing.

There would be separation distance of approximately 2.8m between the proposed part single part 2-storey rear extension and the side of No.8. In view of the modest depth of the proposed 2-storey component and the single storey scale of the remainder, it is considered the impacts on the receipt of light to and outlook from the rear windows of No.8 would not be significantly harmful. No window openings are proposed on this side and this can be secured as a condition of planning permission.

To the west, No.12 is a different style of detached house with a slightly shallower footprint than the application property. An attached garage on the east side extends up to the shared boundary and the dwelling has been extended at the rear by a

conservatory and flat-roofed extension. The latter extends within approximately 1m of the shared boundary with No.10. There are no side windows in the rear extension. There will be a greater separation distance on this side between the proposed 2-storey rear component of the extension and main 2-strey side wall of No.12. First floor windows in the side and rear elevation of the latter will not be adversely impacted. The proposed single-storey rear extension will extend to roughly the same depth as the neighbour's rear extension. A part glazed door in the rear of the neighbour's garage will be left in deep recess owing to the siting and proximity of the proposed wrap-around component of the proposed extension. However, the impact is not considered unacceptable on the basis the opening does not serve habitable accommodation.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to side elevations of extensions

Informative

Pro Active Amendment

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

Case Officer: Jo Morin Date: 01.10.2026

Authorised by: Peter Barnett Date: 1 October 2026