

Development Management – Delegated Officer Report

Application Number: AWDM/0270/26

Recommendation – APPROVE

Site: 21 Drummond Road Worthing West Sussex BN12 4DX

Proposal: Proposed single storey side extension and re-roofing of garage

Date of site visit: 08.05.2026

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a mid-C20, 2-storey, detached house located on the north side of Drummond Road. There is an attached garage to the east side which is joined to a garage/extension to No.19.

The house is set back from the highway behind a good-sized front garden with a driveway leading up to the garage. To the rear is a garden enclosed by panel fencing.

The house is not listed or locally listed. It is not within a conservation area and there are no TPO trees on the site.

Proposal

Permission is sought to remove the rear part of the garage and erect a single storey side extension. The extension would align with the rear wall of the main house and infill the gap between the side wall and the east site boundary. The extension would have a shallow lean-to roof extending forward (south) to re-roof over the existing garage. A skylight would be incorporated into the roof. The rear wall would be rendered to match the rear wall of the main house.

Relevant Planning History: None.

Representations:

A representation has been received from the owner of No.19 commenting:

- Concerned about noise (from running appliances etc.), as the proposed extension will be attached to part of the living area at No.19.
- Potential structural damage caused to No.19 during building works. It is queried whether a party wall agreement be required – there has been no approach to discuss this to date.
- Trees in the garden are being removed which will impact wildlife.

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 is modest in size and scale, located to the rear of the truncated garage. The new roof over the garage and extension will be no taller than the parapet currently in situ to the front of the garage. Consequently, the extension will have no adverse impact on the street scene.

The siting of the extension does not necessitate the removal of any trees within the rear garden.

Residential Amenity

The only affected property is No.19 to the east side.

The flank wall of the garage/side extension to No.19 marks the common site boundary. The drawings show the proposed extension will extend right up to the boundary and attach to this wall. A cavity wall construction is indicated and there is no reason to believe that there would be unacceptable noise transfer between the living areas of the respective properties. It is not unusual for extensions to dwellings to join in this way.

The construction of the extension must adhere to the building regulations and will be subject to the requirements of the Party Wall Act. The Party Wall Act is not enforced by the Council.

The rear wall of the proposed extension will roughly align with the rear of the neighbour's extension which contains a window. There will be no adverse impact on the receipt of light to, or outlook from the neighbour's window. A window in the rear wall of the extension will face onto the applicant's own rear garden and have no adverse impact on the neighbour's privacy.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials

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.

Party Wall Act

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

Case Officer: Jo Morin Date: 12.05.2026

Authorised by: Peter Barnett Date: 12 May 2026