

Development Management – Delegated Officer Report

Application Number: AWDM/0183/26

Recommendation: – APPROVE

Site: 26 Nutley Close Worthing West Sussex BN12 4JZ

Proposal: Proposed single storey side/rear extension and garage conversion.

Date of Site Visit: 02/03/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site is located to the east side of Nutley Close within a residential area of Worthing. The property comprises a semi-detached, two storey house with brick to the lower elevations, render to the upper elevations and a tiled hipped roof. The property has a two storey bay to the front, an attached garage to the side and a two storey flat roof projection to the rear. There is a large garden to the rear enclosed by high close board fencing. The property is set back from the road behind a low wall and paved driveway.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

Planning permission is sought for a single storey side/rear extension and garage conversion.

The proposed extension would be located to the rear of the garage and to the side of the house and would measure 4.3m deep x 3.38m wide, aligning with the rear wall of the existing house. The extension would have a flat roof of approximately 2.95m high with a flat rooflight above. The extension would be finished in bricks to match the existing building with bi-fold doors to the rear and would form a dining room.

The existing garage would be converted to a playroom, a utility and shower room with the utility accessed from the proposed extension and the shower room and playroom accessed from the hall. The utility room would have a flat roof light above. The garage door to the front of the building would be replaced with a window. A new false pitch roof would be added to the front of the garage.

The application has been amended to remove the window to the side of the extension and reduce the depth by 1.2m.

Relevant Planning History:

None relevant

Consultations

WSSC Highways - *The proposals will see the removal of the existing garage and conversion to habitable living space and a single storey rear extension. Currently there is frontage parking at the property which from observation of local mapping appears sufficient to serve 3-4 vehicles and this same provision is proposed to be retained to serve the dwelling and garage conversion.*

The proposed additional floor space does not provide any additional bedrooms for the property and therefore would not be expected to raise the parking demand as a result. The LHA has consulted the WSSC Parking Demand Calculator and can advise that the total parking provision for this property would remain as 2 spaces, as per the existing demand.

Sufficient space to serve this parking demand is available on existing frontage hard standing. There is also the possibility for on-street parking to accommodate for any overspill generated by the dwelling.

It is possible that opportunities for cycle storage may be lost as a result of the loss of garage space, the LPA may wish to consider whether a cycle storage condition would be a justifiable request alongside any permission of this proposal, to mitigate the loss. The Local Highway Authority does not consider that the 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 (paragraph 116), and that there are no transport grounds to resist the proposal.

Neighbour Representations

One objection received from the adjacent neighbour in response to the original plans:

03/03/26 - Objection to current extension plans for the following reasons:

1) Garage extension Front Bay window does not align with the appearance of other properties in the street.

2) Significant loss of natural light due to length, height and proximity to boundary fence of rear extension. Two windows in our property plus rear patio doors will be impacted by the planned extension which is directly South (therefore blocking the natural sunlight) into our property.

Proposed plans indicate an extension that continues 1.2m beyond the existing rear building of 26 Nutley Close, and also 1.2m further beyond the rear of 25 Nutley Close. The rear of our kitchen will lose the natural light from the patio doors as these will be impacted by the additional 1.2m extension to the rear of the property, along with the height of the extension in excess of 1 metre above current fenced boundary. Both of the existing windows of 25 Nutley Close will be completely blocked in, with all natural light removed. One of these windows is the only existing source of natural light in its room - hence the room will be left with zero natural light. The windows are impacted by the 3 m high brick wall that is planned to run immediately adjacent to the boundary line blocking natural light into both our kitchen and playroom.

3) Loss of privacy due to a proposed window, immediately adjacent to the boundary line, directly opposite (and within 1m of) an existing window in our property.

4) Loss of natural light in our rear garden as a result of the proposed rear extension continuing 1.2m further East of the existing property rear, being immediately adjacent to the boundary line, and in excess of 1m above the current fence height, thereby blocking out sunlight.

One further response from the same neighbour following the submission of amended plans and re-consultation:

31/03/26 - Many thanks for the updated plans and information. We have no objections to the amended plans with the reduced length in extension and flat window as opposed to bay. As per the amended plans.

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 street scene is characterised by two storey, semi-detached houses of varying design finished in traditional materials of brick, render and tiles. Many of the properties have garages to the side which appear to be later additions and vary in style.

The only part of the proposal that would be visible from the front is the replacement of the garage door with a window and replacement false pitch roof to the front of the garage.

The proposed window would line through with the windows of the existing building and would not appear out of keeping in the street scene. A bay window was originally proposed to the front of the garage however this was considered to introduce a dominant feature on an ancillary part of the building and was removed and replaced with a standard window.

The existing false pitch roof to the front of the garage would be replaced with a new false pitch roof that would be slightly higher than existing. This would result in the eaves and ridge being slightly higher than the neighbours garage adjacent to the site. The increase in height is small and would still retain a matching roof form to the neighbours garage and is not considered to appear dominant or intrusive or out of character in the street scene.

The proposed extension to the rear of the garage would be single storey in height and subsidiary in form and scale to the existing building. The extension would be finished

in bricks to match and would not have any adverse impact on the character of the property.

There would be no significant adverse impact on the visual amenities of the locality as a result of this application.

Residential Amenity

The only neighbour affected by this proposal is No.25 Nutley Close located to the north side of the application site.

No.25 has a side extension to the rear of the garage that is the same depth and height as the extension proposed by this application. The neighbours objected to the original design which extended 1.2m beyond the rear of their extension and included a window to the side. The plans were amended in response to these comments and the depth of the extension reduced and the window removed. The neighbour has confirmed that they have no objection to the amended plans.

An extension in this position to the south of the neighbours property would have some impact on light to the neighbours side facing window, however this impact is significantly reduced by the large opening to the rear, serving the same room and the fact that the extension would not project any further back than the existing two storey part of the house which already causes some overshadowing. It is therefore considered that the impact on light to the neighbours extension would not be significantly affected. The extension would not appear overbearing or oppressive to the neighbour. The window to the side of the extension was removed and there would be no overlooking or loss of privacy as a result of this extension.

There would be no significant detrimental impact on the residential amenities of adjacent occupiers as a result of this proposal.

Parking

The proposal would result in the loss of a garage parking space however there is sufficient room on the driveway to park several vehicles and the proposal is not considered to increase demand for on-street parking in the locality. There is sufficient space for cycle storage within the rear garden and outbuildings.

Recommendation:

APPROVE subject to condition(s):-

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

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? N

Case Officer: Amanda Haslett

Date: 14/04/26

Authorised by: Jo Morin

Date: 14.04.2026