

Development Management – Delegated Officer Report

Application Number: AWDM/0466/26 **Recommendation:** APPROVE

Site: 213 Findon Road Worthing West Sussex BN14 0EP

Proposal: Single-storey rear extension, porch alterations including new pitched roof, hip to barn end roof extension with rear dormer

Date of Site Visit: 04/08/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site is located on the western side of Findon Road and contains a two-storey detached dwelling. To the south are single storey bungalows and to the north two-storey dwellings.

The land slopes upwards towards the west.

The site is not in a conservation area and does not contain a listed building, or structure or any protected trees.

Proposal

The proposal is to remodel the dwelling and includes:

- a full width rear extension 6 metres deep
- northern side hip to gable with barn hip roof extension
- rear dormer
- alterations to the design of the front porch to provide a pitched roof.

Relevant Planning History:

None relevant

Consultations

None

Neighbour Representations

None

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 roof extensions would be visible in the street. The building would retain one side hipped and convert the other to a gable with barn hip. The streetscene is varied and it would not look out of place. It is noted that a hip to gable could likely be constructed through permitted development rights.

The porch would also be visible in the streetscene. The house is set back about 10 metres from the road. As noted, the streetscene is varied and the porch alterations are a modest addition which would not have a detrimental impact on the building or wider streetscene.

Materials are proposed to match which ensures the extensions complement the existing house.

The dormer and rear extension located to the rear of the house would not have an impact on the streetscene.

Residential Amenity

To the north of the site lies 215 Findon Road, a two-storey detached dwelling with front and rear gables on the side of the building closest to number 213. To the south of the site is 211 Findon Road, a single storey bungalow, with rear conservatory and side facing ground floor windows. Both dwellings are set further into their sites than the application property. The rear extension would not project further than the rear walls of 213 to the south and less than a metre further than the rear wall of the dwelling to the north. The separation distance to that building of about 2.76m is sufficient to ensure it would not be overbearing on rear facing windows or amenity space.

Both dwellings have ground floor side facing windows. The extension is set off both boundaries by at least 1.4metres and has an eaves height of 2.76m. Combined with the set back of each neighbouring house from the shared boundary it is considered the rear extension would not have an adverse impact on light or outlook. There are no side facing windows so there would be no adverse overlooking from the rear extension.

The roof extensions would result in development closer to the shared boundary with no. 215 to the north. As noted above a roof extension could be constructed under PD and the impact here would not be any greater. The extensions do not have an adverse impact on residential amenity.

Due to the scale and siting of the porch in the centre of the site it would not affect residential amenity to either side.

To the rear there would be over 30m of garden to the rear boundary ensuring no adverse impacts on the properties on Vale Ave

Recommendation:

APPROVE subject to condition(s):

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to side 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? N

Case Officer: Louise Prew

Date: 06/08/2026

Authorised by: Peter Barnett

Date: 6 August 2026