Expiry Date - 22/05/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0410/25 **Recommendation – APPROVE**

Site: **34 Sunningdale Road Worthing West Sussex BN13 2NF**

Proposal: **Single storey rear extension**

Date of site visit: 06/05/25

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the south side of Sunningdale Road, within a residential area of Worthing. The property comprises a semi-detached bungalow with white rendered elevations and a hipped roof. There is a conservatory to the rear and a good size garden. The property is set back from the road behind a low wall, front garden and driveway, with parking for 2 vehicles.

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 rear extension measuring 3m deep x 7.095m wide with a false pitch roof of approximately 2.5m high to eaves and 3.5m high to the ridge. The existing conservatory would be demolished. The extension would have French doors and a window to the rear elevation serving an open plan kitchen/living/dining room and be finished in render and tiles to match the existing building.

Relevant Planning History:

AWDM/0434/24 - Application for a Lawful Development Certificate for a proposed rooms in roof consisting of hip to gable, rear dormer and front roof lights and an open porch at the Front of the property - Permitted

AWDM/0069/24 - Hip to Gable Loft conversion with 2no.front dormers, rear dormer, single storey rear extension and open porch – Withdrawn (front dormers unacceptable)

Consultations:

None required

Representations:

None received

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 to the rear of the property but would be partly visible through the gap between buildings. The proposed extension would be subsidiary in scale and form and would be finished in materials to match the existing building, reflecting its character. The eaves of the extension would line through with the existing eaves. The proposal would not appear dominant or intrusive in the street scene or adversely affect the character of the building.

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

Residential Amenity

The most affected properties are the neighbours to the sides at No.32 and 36.

No.32 is located to the west side of the application site and separated by a driveway and a fence to the boundary. No.32 is in the process of constructing a single storey rear extension of the same depth with a flat roof. The proposed extension at the application site would be set in 1.533m from the boundary and would not extend further than the neighbours extension. The proposal would not appear overbearing or oppressive to the neighbours or diminish light to their property. There are no openings proposed to the side of the extension and no overlooking or loss of privacy would occur.

No.36 is the adjoining bungalow to the east side of the application site and is separated by a high fence to the boundary and the existing conservatory at No.34 that is to be demolished. The neighbour's property has a conservatory close to the boundary. The proposed extension would project about 1.25m deeper than the neighbour's conservatory but would not extend beyond a line projected at 45 degrees from the midpoint of the conservatory doors. The overall 3m depth of the extension complies with the Council's SPG on single-storey rear extensions to semi-detached and terraced dwellings. The proposed extension at 3m deep would be 1.5m shallower than the existing conservatory

at a depth of 4.5m. The hipped roof of the extension would pitch away from the neighbours and would not appear overbearing or oppressive or result in any increase in overshadowing to the neighbour's property. No openings are proposed to the side of the extension and no overlooking or loss of privacy would occur.

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

Other Matters

It is noted that the roof of the proposed rear extension would adjoin the wall of the rear dormer previously approved under a Lawful Development Certificate AWDM/0434/24. To ensure that these works remain 'permitted development' they must be carried out and substantially completed prior to any work commencing on the single storey rear extension that is the subject of the current application. The applicant has confirmed in writing that this is the intention.

Planning permission would be required for the hip-to-gable roof extension, rear dormer and rooflights if carried out simultaneously with the rear extension (i.e. as a single building operation) because the dormer adjoins the hipped roof of the proposed rear extension and therefore would not be 'permitted development'.

Recommendation

APPROVE subject to Conditions:-

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

Informative

1. 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.

2. The roof extensions permitted under Lawful Development Certificate AWDM/0434/24 must be substantially completed prior to any works commencing on the single storey rear extension that is the subject of the current application (AWDM/0410/25). The applicant is advised that the approved Lawful Development Certificate would be invalid if the loft conversion and rear extension are carried out simultaneously, due to the dormer adjoining the roof of the proposed extension which when

considered as a single building operation would not be permitted development.

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

Case Officer: Amanda Haslett Date: 17/06/25

Authorised by: Louise Prew Date: 17/06/2025