Development Management – Delegated Officer Report

Application Number: AWDM/1369/25 **Recommendation: – Approve**

Site: **The Pebbles 257 Brighton Road Worthing West Sussex**

Proposal: **New first floor balcony to front elevation with glazed balustrade. Pergola in rear garden. New boundary treatment to side (east) and rear (north) boundaries. Retrospective consent for 2no. rooflights to side extension.**

Date of Site Visit: 13.01.2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application site relates to a detached two storey dwelling located on the corner of Brighton Road at its junction with Ophir Road. The dwelling fronts onto Brighton Road (A259) and the seafront beyond to the south. The property has been enlarged by a large, pitched roof single storey annexe extension to the rear (north), a west side roof dormer, front porch, and a side extension forming a store to the east. There is a vehicular access from Ophir Road serving a parking area to the frontage.

The north side of Brighton Road comprises predominately large detached and semi-detached properties of varying age interspersed with some newer 3-storey flat blocks, typically occupying reasonably deep plots and set well back from the street frontage. The southern part of Ophir Road is made up of smaller-scale detached 2-storey dwellings of a distinctive chalet-style design occupying shallow plots.

The site is within Flood Zone 3.

Proposal

Permission is sought for a new first floor balcony to the front (south) elevation with dark grey powder coated steel posts and framework and glazed balustrade. Revised plans have been received which reduce the size of the balcony and as amended this would measure approximately 4.9 metres in width and 2.1 metres in depth.

To the rear a timber pergola structure is proposed set in from the side wall of the store. This would include a glazed lean-to roof up to 2.8 metres in height.

A 1.2 metre high boundary wall is proposed to the side and rear boundary which would be finished in pebble dash render, and with a 0.6 metre high fence fixed above.

The application also seeks to regularise two rooflight windows that have been installed to the side (east) roofslope of the existing side addition which forms a store.

Cedral cladding is indicated on the submitted drawings but is as previously approved under application AWDM/1250/23 and does not form part of the current application proposals.

Relevant Planning History:

AWDM/0124/13 - Proposed side dormer extension
STATUS: Application Permitted 28th March 2013.

AWDM/1046/15 - Change of use from two flats to single dwellinghouse with single-storey extension to rear (north) elevation and porch to front (south) elevation.
STATUS: Application Refused 8th September 2015.

AWDM/0899/16 - Change of use from two flats to single dwellinghouse with single-storey extension to rear (north) elevation and porch to front (south) elevation (re-submission of AWDM/1046/15).
STATUS: Application Permitted 28th July 2016.

AWDM/0985/17 - Non Material Amendment to approved AWDM/0899/16 for new opening to West elevation and alteration to door on South elevation
STATUS: Application Permitted 17th July 2017.

AWDM/1881/18 - Conversion of existing garages to habitable accommodation and extension to the east of the garages. Alterations to existing garage to raise roof and form new pitched roof over. Insertion of rooflights to east and west sides of existing pitched roof. Erection of 1.2 metre high wall with 0.6 metre high close-board timber fence above on east side to enclose new rear garden area (with visibility splay retained) plus 0.6 metre close-board timber fence above existing wall on east side (wall either renovated or rebuilt as necessary).
STATUS: Application Permitted 19th March 2019.

AWDM/0954/19 - Application for a non-material amendment to previously approved AWDM/1881/18. Amendment: Existing garage walls to be rebuilt to match existing.
STATUS: Application Permitted 8th July 2019.

AWDM/1134/22 - Installation of Dark Grey Cedral cladding to house and annexe and erection of attached external store to the East side elevation of house
STATUS: Application Permitted 3rd October 2022.

AWDM/1250/23 - Installation of Dark Grey Cedral cladding to house and annexe and erection of attached external store to the east side elevation of house
STATUS: Application Permitted 31st October 2023.

Consultations

The **Highway Authority** raises no objection and has made the following comments:

West Sussex County Council was consulted previously on Highway Matters for this location under planning application ref AWDM/1881/18 to which no objections were raised.

The proposed alterations do not appear to change the parking or access arrangements as agreed under AWDM/1881/18, there would be no anticipated change to the number or frequency of movements associated with the property as a result of the works.
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.

The Council's **Drainage Consultant** has commented as follows:

Thank you for your consultation on the above site. We have reviewed the application as the drainage consultant acting on behalf of the Council and wish to make the following comments.

The applicant is applying for a new first floor balcony to front elevation with glazed balustrade with raised walls to existing porch beneath. Timber pergola in rear garden. 1.8m brick boundary walls to side (east) and rear (north) boundaries. Retrospective consent for 2no. rooflights to side extension. The application is to Worthing Borough Council.

Following a review of the submitted information, we have no objection on surface water grounds. Due to the site, size, location, and type of development we would recommend the approval of the application.

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

Policy DM5 of the Local Plan states that all new development should be of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area including through the considerations of proportion, form, design height, massing and materials (amongst other things).

As originally submitted the application proposed a balcony across the full width of the two-storey frontage to form an L-shaped balcony. This included alterations to the existing porch roof to build up to a flat roof form below this part of the balcony. There are other balcony additions that exist on the opposite corner of Ophir Road (No.259 Brighton Road) and to the east, but as originally proposed the balcony would appear particularly large and dominate the frontage. Following concerns over the dominant appearance and overbearing impact, the applicant has agreed to a reduction in the size of the balcony, setting it in from the side wall. As revised it would be positioned in front of the main front wall only. A reduction in depth is also proposed to 2.1 metres. The revised balcony would appear more reasonable in its scale and has reduced its dominance. This design allows the pitched roof to the porch to remain for a more sympathetic appearance. On balance the proposed balcony would provide a reasonable compromise and, in the context of other balconies in the vicinity, would not cause any significant harm to the visual amenities of the site or surrounding streetscene.

The overall scale and staggered form of the proposed pergola structure would appear reasonable, and the applicant has agreed to set the structure in further from the boundary to avoid a prominent appearance. Given its open sided pergola design, despite its glazed roof and positioning surrounding the side bay window, its appearance would nevertheless appear as a lightweight timber garden structure set within the rear garden boundary walls and would not cause any significant detrimental impact on visual amenity.

As originally submitted the application proposed 1.8m high brick walls to the east and north boundaries. However, a new wall has already been constructed in blockwork and the applicant has chosen to provide amended plans which confirm a pebbledash rendered finish to a 1.2m high wall and 0.6m high fence panels and posts fixed above. Tall boundary treatments are not a typical feature in this area, although it is noted that there is a similar example on the opposite corner of Ophir Road (No.259 Brighton Road) to a height of approximately 1.8m. This was the subject of an enforcement complaint, but no further action was taken and has since become exempt from enforcement action. A previous application (AWDM/1881/18) was considered in this context and permitted a 0.6m high close boarded fence above the existing wall and above a new section of 1.2m high brick wall. Although the current proposals include a rendered pebble dash finish and horizontal boards, the overall appearance of the site boundaries in terms of enclosure would be similar to that approved, and the lower wall surrounding the front garden area is to remain albeit the brick section to the east side would also be rendered to match the pebbledash finish that already exists along the front boundary. The applicant has agreed to timber fence panels and posts (as opposed to a composite product for example). On balance, the proposed boundary treatment would appear reasonable and would not cause any significant harm to visual amenity. A pedestrian visibility splay will be retained on the north-east corner and can be secured by condition in the interests of highway safety.

Two new rooflight windows have been installed in the side roofslope of the existing side extension which do not form part of the previous approval. There are other similar rooflights to the main roofslopes of the dwelling which have previously been approved and to the single storey rear projection roof. Those installed to the side of the store would not cause any significant harm to visual amenity.

Residential Amenity

The main impact arising from the development would be to the occupiers of neighbouring dwellings at No.255 to the west, No 259 to the east and No. 1 Ophir Road to the rear (north) of the site.

To the north, the dwelling at No.1 is separated from the site by its own side garage and driveway. The boundary wall treatment would be to the south of this and would retain a pedestrian visibility splay on the corner of the driveway as previously permitted and would not cause any significant impact to residential amenity. The proposed balcony, pergola and rooflights would be sufficiently remote from the neighbouring dwelling at No.1 to pose no significant threat to residential amenity.

The proposed development would be sufficiently separated from No.259 to the east to avoid any significant impact. In terms of the balcony, whilst there would be some inter-visibility between the proposed balcony and No.259, this would not be dissimilar to the balcony that exists at No.259 currently and there would be a separation distance of approximately 20 metres. Given its street frontage positioning this relationship is considered acceptable. The proposed rooflights would have a similar relationship to existing side windows on this frontage and would not cause any significant impact.

To the west, No.255 is a detached house with an integral garage to its east side and an enclosed balcony feature to its frontage above which is understood to provide the main bedroom windows at first floor level, and with a secondary window in the side wall. As originally submitted the balcony would extend to the full width of the house where it would be positioned closely to the boundary with No.255 and would be particularly deep where it would have an unneighbourly and overbearing relationship. The applicant has agreed to reduce the size of the balcony and now proposes greater separation on the west side. A 1.7m high privacy screen in also indicated on the west side. The reduced size and greater degree of separation would provide a reasonable relationship with No.255 and given the positioning of the balcony on the frontage it is considered that there would be no significant harm to the amenities of the neighbouring occupiers as revised. A condition to secure the installation of a privacy screen on the west side is recommended in the interests of protecting privacy. The boundary wall, pergola and rooflights would be sufficiently remote from No.255 to avoid any significant impact.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Materials as indicated and timber to be used for boundary fence treatment
4. Privacy screen to be installed (west side)

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: Rebekah Hincke Date: 26.03.2026

Authorised by: Louise Prew Date: 26/03/2026