Expiry Date - 29/04/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0269/25 Recommendation – APPROVE

Site: 38 The Heights Worthing West Sussex BN14 0AJ

Proposal: Erection of additional floor to existing bungalow; first floor balcony; single/double storey extension to west; porch to east elevation and fenestration alterations

Date of site visit: 29.04.25

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site relates to a detached bungalow on the east side of The Heights a residential road of primarily detached properties of bungalows and two storey houses. The properties are generally of individual design. The road inclines to the east.

The site is set back from the road with a heavy planting of trees and shrubs to the frontage. The site is on a slope with the main property at the east of the site at a higher point than the road. There is a vehicular access to the northern side which provides access to the property and No 37 to the east. There is an existing parking are and garage to the east of the site with the bungalow set into the site.

The site and immediate surrounding area is heavily treed some of which are subject to a TPO.

The existing property is 'T' shaped with hipped roofs and is set into the site with the garage at a higher level with a bonnet roof.

To the east is a detached house with parking and garage to the frontage with the dwelling at a higher level and largely screened by mature trees.

To the south is the garage/drive for No 36 a large detached house in large grounds

To the west is loop road of the The Heights and to the north further detached bungalows/detached two storey dwelling

Proposal

The application which has been amended since originally submitted proposes a remodelling of the dwelling including a ground floor extension to the west to a depth of approx. 3.4-3.5m and a new first floor of over part of the existing footprint and part forward projection with a gable and feature glazing. A balcony is proposed in the north west corner. The overall proposed two storey dwelling would be white render with composite cladding at first floor. The application will also include amendments to the fenestration. A pitched roof is proposed with a gable end to the north.

Relevant Planning History:

None relevant

Consultations:

Tree Officer

Thank you for your email, I consider that as the trees will not be in front of any windows their spread can be maintained without need for any excessive work to the trees.

Representations:

37 The Heights

I wish to object to the proposed development on the grounds of loss of privacy. The proposed elevation includes windows that directly overlook my garden, which is a private space used regularly by my family. This would result in an unacceptable loss of privacy and negatively impact our enjoyment of the property

Relevant Planning Policies

National Planning Policy Framework (2024)
National Planning Practice Guidance
SPG ‘Extending or Altering Your Home’ (WBC)

Worthing Local Plan 2023 (2020-2036) (“WLP”)
SP1 – Presumption in favour of sustainable development
DM5 - QUALITY OF THE BUILT ENVIRONMENT
DM16 - SUSTAINABLE DESIGN
DM18 Biodiversity

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 main issue is the effect of the proposal on the street scene and the character and appearance of the host dwelling.

The National Planning Policy Framework advises in Paragraph 131 that good design is a key aspect of sustainable development, is indivisible from good planning, creates better places in which to live and work and makes development acceptable to communities. Paragraph 135 indicates that development should: a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; (b) be visually attractive and (c) sympathetic to local character and history, and in Paragraph 139 states: “Development that is not well designed should be refused especially where it fails to reflect local design guidance and supplementary planning documents such as design guides and codes”.

Policy DM5 of the WLP requires all new development to (amongst other things) be of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area; enhance the local environment by way of its appearance and character with particular attention being paid to the architectural form, height, materials, density, scale, orientation, landscaping, impact on street scene and the layout of the development; and make a positive contribution to the sense of place, local character and distinctiveness of an area.

The Council’s Supplementary Planning Guidance ‘Extending or Altering your Home’ indicates the size and shape of any extension should normally be designed to ensure the original house remains the larger and more dominant feature, its design should be consistent with your existing property's style and shape and that roof extensions and dormers are often highly visible and alien features which greatly alter the appearance of a dwelling.

The character at this end of The Heights is of detached dwellings set in spacious grounds with a landscaped/tree features. The road is on an obvious slope and many properties are set into the landscape.

The existing bungalow is a modest hip-roofed detached bungalow set into the slope, surrounding by trees and shrubbery, it is not prominent from the road.

The proposed scheme would extend the existing footprint and provide an additional storey, a complete change in character to the existing simple brick bungalow. There are examples of full two storey development and chalet style development in the vicinity of different styles and materials, so although the extensions would clearly not retain the existing character of the bungalow as suggested by the SPG it would provide a well designed building which would not be out of character with the area and would enhance the site by bringing an existing largely derelict building back into occupation. The site is sloping and the design would be such that the first floor would sit comfortably within it with relatively low eaves and ridge. Although composite board is not prevalent in the street, the boarding and contemporary materials, would be a suitable

material in this treed environment. The site is also secluded and would not be largely visible from the street scene or part of the overall character of the street scene and as such a change in materials is considered acceptable in this circumstance. A condition to provide detailed materials is considered appropriate.

It is considered that the design is acceptable in this instance and would not impact on the character of the neighbouring dwellings either side or the wider streetscene.

Residential Amenity

The most affected properties are Nos 36, 37 and 40 The Heights

In terms of No 36, this property sits with large grounds set well of the road and some distance from No 37. The proposed application involves increasing the height within fairly close proximity of the boundary, however at this point, the boundary is heavily landscaped and any windows would look out onto the front garden /driveway to this property. The property is also north. The proposal would not cause detrimental loss of light, visual impact or overlooking to this property.

In terms of the impact on No 37 this property comprises a two storey dwelling immediately to the east, the properties share a drive. The residents of No 37 have raised concerns in terms of overlooking of the garden. No 37 is set behind a gate and hedge 3-4m in height, It has a part garden and part drive to the front, the front of the dwelling faces west toward the rear of No 38. The proposed first floor extension would create windows at first floor which would look east towards No 37. There is a separation of approx. 30m from the rear no 37 to the closest main part of the dwelling at No 38. As indicated above there is existing hedging to the boundary and although there may be potential for some overlooking towards the garden/drive of No 38, in view of eh distances involved, it is not considered that the proposal would cause detrimental overlooking of this property so as to refuse the application.

With regards to no 40 this bungalow is situated to the north west it is at a distance with tree and hedging between. The proposed balcony is shown on the north west corner of the site however in view of the distances and screening between the properties it is not considered that there would be detrimental overlooking from the balcony.

Impact on trees

The application site is heavily treed and shrubs to the boundaries, the application would not involve the removal of any trees. The tree officer has not raised any objections and considers that as the trees will not be in front of any windows their spread can be maintained without need for any excessive work to the trees.

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Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Details of Materials to be submitted
4. No additional openings

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? Y

Case Officer: Jackie Fox Date: 07.05.25

Authorised by: Louise Prew Date: 11/06/2025