# Development Control – Delegated Officer Report

**Application Number: AWDM/1604/24** **Recommendation – APPROVE**

**Site:** **94 Offington Lane Worthing West Sussex BN14 9RP**

**Proposal:** **Construction of two-storey side extension; single storey side & rear extensions; front dormers and rooflights; and alterations to front bay windows to form front extension with cladding (following demolition of garage) (part retrospective).**

**Date of site visit:** 04/03/2025

**Neighbours checked:** Y

**Additional neighbour notifications**: Y, re notify to include retrospective elements

**Site and Surroundings**

The site is located on the east side of Offington Lane within a residential area of Worthing. The property comprises of a detached two storey house with projecting bay to the front and catslide roof with brick and tile hung elevations. The property is set back from the road behind a brick wall and metal railings and a paved driveway to the front. The property has been previously extended to form a two storey and single storey extension to the rear. There is a detached garage to the side and a good size garden and swimming pool to the rear.

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

**Proposal**

Planning permission was granted under AWDM/1916/21 and AWDM/1120/22 for demolition of the existing garage and construction of a two-storey side extension and two front dormers, a single storey side and rear extension and extension and alterations to the front bay windows.

The application now proposes similar extensions but with a larger first floor side extension on the southern side of the house to provide a dressing room. Alterations have been made during the course of the application to reduce the scale of the two front dormers and two roof lights have been included.

Since the previous application works have been undertaken to the front bay window and northern side elevation. It is noted that neither of these is in accordance with the plans approved under the previous applications. The front extension has been built with smaller windows and vertical cladding. The

northern side extension is longer than previously proposed as it comes closer to the front elevation of the property. Retrospective consent is therefore sought for these two aspects of the proposal.

**Relevant Planning History:**

AWDM/1120/22: Resubmission of AWDM/1916/21 for the demolition of existing garage and construction of two-storey side extension and two front dormers, a single storey side and rear extension and extension and alterations to front bay windows. Permitted 26/08/2022

AWDM/1916/21 - Demolition of existing garage and construction of two-storey side extension and two front dormers, a single storey side and rear extension and extension and alterations to front bay windows - Approved

AWDM/0466/12 - Demolition of existing garage and erection of new garage and garden storage area - Approved

91/05619/FULL - Construction of a two storey rear extension - Approved

**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. Much of the proposed development has already been agreed by the previous approved application AWDM/1120/22. The key considerations are the effects on the visual and residential amenities of the locality as a result of the proposed amendments.

***Visual Amenity***

Changes are proposed to the front elevation. The roof form of the two storey side extension would have a hipped roof instead of a gable end but would still retain the catslide roof to the front. The hipped design would not appear out of keeping in the surrounding street scene and would not appear dominant or

intrusive. The dormers as proposed have been revised during the course of the application to the size of those previously approved. The roof lights to the front and rear are a standard addition to residential dwellings and would not result in excessive clutter to the roof scape or detract from the character of the area

The proposal also includes a new first floor extension on the southern side of the property. While this would be visible in views from the south-west it would be set in from the boundary therefore minimising the effects of terracing within the street scene. The agent has confirmed that the side extension will be clad in roof tiles as indicated on the approved plans.

The addition of a door at ground floor level to the side of the garage and changes to rear windows would not be visible in the street scene.

Retrospective permission is also sought for the alterations to the front facing bay windows. Permission was previously granted for alterations to the bay windows in brick with large elements of front and side facing glazing. The extension has subsequently been constructed in a vertical cladding. The cladding, whilst not a traditional material, is considered acceptable in this instance as it retains the front elevation as a feature of the building, a precedent set by the previous approval.

The side extension to the north has been constructed so that it is larger than the previously approved plans. The proposal is set back from the front elevation and the single storey nature ensures subservience.

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

***Residential Amenity***

The most affected properties are the neighbours to the sides at No.92 and 96.

No.92 is located to the south side and positioned further forwards in its plot than the application property. There is a 1.8m high wall and fence to the side boundary. The hipped roof extension to the south side would follow the line of the existing ridge and eaves and is set in from the boundary to the north of No.92. The roof alterations would therefore not result in additional overshadowing or loss of light to the neighbour's property and would not appear overbearing or oppressive to these occupiers. The new door to the south side at ground floor serves the proposed garage, a non-habitable room and would not have any adverse impact on No.92. The first floor extension would be set to the north of these neighbours so would not overshadow the neighbours property and in from the boundary to reduce the feeling of being overbearing. It is noted that only a secondary window faces north from no. 92. There are no side facing windows at first floor, therefore ensuring no undue overlooking of this property.

No.96 is located to the north and is in a similar position and orientation as the application property. There is a 1.8m high fence to the boundary dropping to

about 1.2m high towards the front of the site. The side extension is set off the boundary with an eaves height of 2.5m which is considered sufficient to mitigate any overbearing impact.

The amendments to the dormer, front and rear roof lights and change to a rear window would not affect the amenities of neighbours.

There would be no significant impact on the residential amenities of adjacent occupiers as a result of these amendments.

**Recommendation**

**APPROVE** subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No additional openings to north or south elevations of extensions

**Informative**

1. NPPF – approved following discussions

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

Case Officer: Louise Prew Date: 21/03/2025

Authorised by: Gary Peck Date: 21 March 2025