Expiry Date - 12/11/2025
Extension of Time -

Development Management – Delegated Officer Report

Application Number: AWDM/1181/25 **Recommendation: – APPROVE**

Site: **6 Hayling Rise Worthing West Sussex BN13 3AL**

Proposal: **Removal of existing side extension, proposed front extension**

Date of Site Visit: 29/10/2025.

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site, 6 Hayling Rise, is situated within an established residential area in Worthing. The surrounding area consists of detached dwellings, the majority of which contain their own driveways. The area is verdant in character with many mature trees visible within the landscape. The application site property consists of a detached bungalow with a pitched roof. To the rear, the property benefits from a private garden enclosed by a combination of close-boarded fencing and mature planting. A driveway is situated on the left-hand side of the front garden.

The property is not a listed building and is not located within a conservation area. There are no Tree Preservation Orders affecting the site.

Proposal

Planning permission is sought for the removal of the existing side extension, and for a proposed front extension.

The proposed extension would sit alongside the existing front extension. It would be set back from the furthest point of the existing front extension by approximately 0.5m. The removal of the existing side extension would reduce the width of the bungalow from approximately 14.76m to a new proposed width of approximately 11.39m.

The extension will contain brick walls, a roof consisting of tiles and built up felt, and will contain uPVC windows. A door and uPVC window is positioned on the front (west) elevation, and a high level window is proposed on the side (south) elevation.

Relevant Planning History:

00/00645/FULL - Single storey front extension
STATUS: Conditional Consent 7th August 2000.

Consultations

Sustainable Water Management Officer

"The applicant is applying for the removal of existing side extension, proposed front 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."

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 front extension would be subsidiary in form and scale to the existing building. It would be set back by half a metre to maintain the original architectural form at the front of the building. Due to this, the extension relates well to the existing building and will not appear out of place. The proposed materials are acceptable and will match the existing building. The removal of the side extension reduces the width of the property, with the proposed front extension providing greater uniformity.

Despite the proposed extension being situated at the front of the bungalow, its contained location within the L-shape of the bungalow and the high amount of vegetation help to restrict views of it from the surrounding area. It will not be too dissimilar to the existing side extension in terms of visual impact.

As a result of the above, the proposed front extension will not appear visually out of keeping and will not detract from the character of the area.

Residential Amenity

The proposed front extension will be contained within the L-shape of the bungalow. The existing side extension (to be removed) already has a greater impact on amenity than the proposed front extension with it being closer to the neighbouring property. Its removal will result in a reduction in impact overall on residential amenity. A side window is proposed on the front extension, however given its position on the ground floor, the separation distance between the properties, and the high level of screening by vegetation, no impact on residential amenity is to occur as a result of the proposed front extension.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials

Informative

Pro Active Amendment

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

Case Officer:	Tom Westerman	Date: 18/11/2025
Authorised by:	Jo Morin	Date: 19.11.2025