Development Control – Delegated Officer Report

Application Number: AWDM/0573/25 Recommendation: APPROVE

Site: 42 Beaumont Road Worthing West Sussex BN14 8HD

Proposal: Single storey side and rear wraparound extension and first floor side window

Date of site visit: 01 July 2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located on the eastern side of Beaumont Road. It contains a two-storey semi-detached dwelling. The property has existing extensions and a garage.

The site is not with a conservation area and does not contain a listed building or structure or any protected trees.

Proposal

The proposal includes a side extension which wraps around the rear. The extension will project towards the rear where the existing garage is located. The extension will be finished in brick to match the existing.

The extension has been reduced in depth on the northern boundary during the application process.

Relevant Planning History: None

Consultations: None

Representations: None received

Relevant Planning Policies

Worthing Local Plan 2020-2036 (WBC 2023): Policies:
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)

National Planning Policy Framework (2024)
Planning Practice Guidance
Supplementary Planning Guidance Extending or altering your home

Planning Assessment

Principle of development

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 side element of the extension will be visible in the streetscene. The width is narrow and retains a gap to the boundary. The extension overall is single storey which ensures it remains subordinate to the original building and matching materials will ensure it is complementary.

Residential Amenity

The extensions will have some impact on the neighbouring properties, No 44 to the north and No 40 to the south. 2 Fletcher Road to the east is located behind the long garden of the property and would not be affected.

44 Beaumont Road:

The extension would be 3 metres deep on this boundary in line with guidance in the Council's SPD. The originally submitted extension at approximately 6 metres deep was considered to have an adverse amenity impact and alterations were sought to the proposal. The reduction in depth results in an extension of similar depth to the neighbours which is now considered to have an acceptable impact.

40 Beaumont Road

The extension is set off the boundary by about 1m and located to the north ensuring there would be no loss of light. The single storey nature and separation distance from the boundary ensure the extension would not be overbearing. To the rear the neighbouring property has a matching garage on the shared boundary mitigating the impact of the rear part of the extension. Side facing windows would face towards the existing boundary wall obscuring views. It is noted that the neighbouring properties windows are relatively exposed at present.

The first floor window is being relocated towards the eaves to allow for the ground floor extension. This would have similar views as present and so it is not considered necessary to require this to be obscure glazed or non-opening.

Recommendation

APPROVE subject to Conditions:-

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

Informative

1. Approved following revisions

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

Case Officer: Louise Prew Date: 09/07/2025

Authorised by: Jo Morin Date: 10.07.2025