Expiry Date - 31/12/2025
Extension of Time - 20/01/2026

Development Management – Delegated Officer Report

Application Number: AWDM/1388/25 **Recommendation: – APPROVE**

Site: **25 Heathfield Close Worthing West Sussex BN13 1LJ**

Proposal: **Proposed loft conversion including hip to gable roof extension, rear dormer, side window and front roof light**

Date of Site Visit: 14/01/2026

Neighbours Checked: **Y**

Additional Neighbours Notified: **N**

Site and Surroundings

The site is located in the south-west corner of Heathfield Close and within a residential area. The plot is triangular in shape widening to the rear (west). The property comprises a semi-detached bungalow with lower projecting front gable, brick elevations and a tiled roof. The property has been extended with a single storey extension to the rear. The main garden for the property is to the south side of the bungalow. There is a detached flat roof garage and outbuildings to the south side and parking for two to three vehicles on the front driveway.

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

Proposal

Planning permission is sought for a loft conversion including hip to gable, rear dormer and side window.

The hipped roof to the south side would be extended 4.8m to the side to form a gable. The gable would be finished in tile hanging to match the main roof. A rooflight would be added to the front roofslope, serving a bedroom.

The proposed dormer to the rear would measure approximately 6.8m wide x 2.5m high x 3.7m deep and would have a flat roof and be finished in tile hanging to match the existing roof. The dormer would have one large window and two smaller windows to the rear elevation, serving the bedroom and ensuite, and a window to the south side serving the ensuite.

Relevant Planning History:

AWDM/1385/18 - Householder application for permitted development for prior approval for single-storey extension to rear of property measuring 5.5m from rear wall of the original house, maximum height 4.0m and height of eaves of the extension 2.6m. **STATUS:** Prior Approval Not Required 17th October 2018.

AWDM/1538/19 - Construction of timber framed outbuilding to north-west side of existing garage for use as a nail salon (Sui Generis)
STATUS: Application Permitted 13th November 2019.

Consultations

None required

Neighbour 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

The street scene is characterised by semi-detached bungalows of the same form, scale and design. Several properties have added a hip to gable extension and rear dormer as proposed by this application.

The proposed hip to gable extension would be visible in the street scene but is consistent with other similar development in the immediate locality and would not appear out of keeping with the street scene.

The proposed rear dormer would not be visible from the road due to the position of the property on a corner plot and at a right angle to the neighbouring property. The dormer would be set down from the ridge, up from eaves and in from the sides and would not appear overly dominant on the roof.

The scale and form of development would be subsidiary to the existing building and would not result in harm to the character of the area. The roof extensions are to be finished in matching materials to the main roof reflecting the character of the property.

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

Residential Amenity

The most affected neighbours are those to the sides and rear at No.24 and 26 Heathfield Close and No.5 and 6 Rackham Close.

No.24 is located to the south-east of the application property and separated by a fence to the boundary. Due to the wedge shaped plot of the application property and the angled boundary, the closest part of the proposed hip to gable extension would be 7.5m from this boundary, increasing to 14m at the rear. There would be no overshadowing or overbearing impact resulting from a hip to gable extension or rear dormer in this location. The side window to the proposed dormer would look out on to the applicant's own garden and would serve an ensuite and would not result in overlooking or loss of privacy for the neighbours.

No.26 is the adjoining property to the north side and has a rear dormer of similar height and depth to the rear. There would be no adverse impact on these occupiers.

No.5 is located to the rear (west), and the bungalow is over 20m from the proposed dormer. The rear dormer would be in line with the neighbour's garage and outbuilding rather than the main house and is also screened by a large tree to the neighbour's garden. A rear dormer in this position would not result in any significant overlooking or loss of privacy to these neighbours.

No.6 is located to the rear but further south-west of the application property and angles away from the rear of No.25. The garden of this property is at an angle to the proposed rear dormer openings and there would be no significant overlooking to the house or garden of this property.

There would be no significant detrimental impact on the residential amenities of adjacent occupiers as a result of this application.

Recommendation:

APPROVE subject to condition(s):-

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

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? N

Case Officer: Amanda Haslett Date: 19/01/26

Authorised by: Jo Morin Date: 19.01.2026