

Development Management – Delegated Officer Report

Application Number: AWDM/1488/25

Recommendation: – APPROVE

Site: 22 Compton Avenue Worthing West Sussex BN12 4UJ

Proposal: Demolition of existing conservatory and proposed single storey rear extension

Date of Site Visit: 14/01/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site is located to the east side of Compton Avenue within a residential area of Worthing. The property comprises a detached chalet bungalow with brick and render elevations, curved bays to the front and a barn hip roof. There is a conservatory to the rear and a large garden. There is an attached garage to the north side that adjoins the neighbour's garage. The property is set back from the road behind a low wall, front garden and 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 demolition of the existing conservatory and construction of a single storey rear extension.

The proposed extension would measure 3m deep x 8.425m wide with a flat roof of approximately 2.9m high with rooflights above. The extension would adjoin the garage wall to the north side but would remain separate internally. The elevations would be finished in brick to match the existing building, with sliding doors to the rear.

Internally the space would provide an extended bedroom and dining room with the interior reconfigured to move the kitchen and ensuite.

A door and three windows serving a kitchen and ensuite to the south elevation of the existing building would be replaced with two windows serving a bedroom and ensuite.

Relevant Planning History:

None relevant

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 proposed extension is to the rear of the property and would only be visible in glimpses down the side of the building. The extension has been designed so that the roof tucks in under the eaves of the main house and the proposal is subsidiary in scale and form.

The footprint of the extension would be the same as the existing conservatory but approximately 0.25m deeper at 3m and would not dominate the dwelling. The extension would be finished in bricks to match the existing house reflecting the character of the building.

There would be no 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 at No.20 and 24 Compton Avenue.

No.20 is located to the south of the application site, separated by a boundary fence and extends further back to the rear with an extension and conservatory. The extension would replace an existing conservatory in the same position and about 0.25m deeper. This would not extend beyond the neighbours existing extension and would not appear overbearing or oppressive to this neighbour. There is a window to the side of the neighbour's extension which would face on to the proposed extension, however this window is obscure glazed and is not a primary window serving a habitable room and there is unlikely to be any significant change in light to this window as a result of the extension. There are no openings to the south side of the proposed extension and no overlooking or loss of privacy would occur. The reconfigured openings to the side of the existing building would consist of an ensuite and bedroom window. The ensuite window would be obscure glazed and would not result in overlooking. The bedroom window would be opposite the obscure glazed windows of

the neighbour's property and would not result in any additional overlooking between properties.

No.24 is located to the north side of the application site and has a garage adjoining the applicant's garage to this side. The proposed extension would not extend beyond the existing garage and would have no adverse impact on these neighbours.

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
4. No openings to side elevations of extension

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