Expiry Date - 30/07/2025

# Development Management – Delegated Officer Report

**Application Number: AWDM/0721/25** **Recommendation – APPROVE**

**Site:** **63 Cranleigh Road Worthing West Sussex BN14 7QW**

**Proposal:** **Hip to gable roof extension, rear dormer and front rooflights**

**Date of site visit:** 12/08/2025

**Neighbours checked:** Y

**Additional neighbour notifications**: N

**Site and Surroundings**

The site is located to the west side of Cranleigh Road and within a residential area of Worthing. The property comprises of an end of terrace, two storey house with brick elevations and a curved bay window to the front. The property is set back from the road behind a paved driveway. There is an extension 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 is sought for a hip to gable roof extension to the side, dormer to the rear and roof lights to the front. The roof would be extended 4.1m to the south side to form a gable roof and a dormer of 5.3m wide by 2.6m high and 4.45m deep added to the rear. The dormer would have two windows to the rear serving a bedroom and a bathroom. Two roof lights are proposed to the front elevation serving a bedroom. The extensions would be finished in tiles to match the existing roof.

All materials proposed are to match that of the existing property.

**Relevant Planning History:**
AWDM/0233/19 – Single storey rear extension to west elevation. Application Approved.

**Consultations:**
None

**Representations:**
None received.

**Relevant Planning Policies**
Worthing Local Plan policies (WBC 2023): SP1, DM5, DM20

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National Planning Policy Framework (2024)
National Planning Practice Guidance
SPG ‘Extending or Altering Your Home’ (WBC)

**Planning Assessment**

***Principle of development***

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area subject to the assessment of other material considerations

***Visual Amenity***

This part of the street scene is characterised by terraced houses of similar form and design, most with hipped roofs but there are other gable roofs in the road. The proposed hip to gable roof extension would reflect other development in the locality and would not appear out of keeping in the wider street scene.

There are many examples of rear dormers in the area including at the No.51 to the south and No.50 opposite. The dormer is set up from the eaves but largely fills the rear rooflslope. This aspect of the proposal would not be visible from the road to the front due to the close proximity and position of the adjacent terrace.

The roof lights to the front are similar to those installed at other properties in the area. The roof extensions would be finished in tiles to match the existing building and would not appear visually dominant or intrusive in the street scene.

The proposal is therefore acceptable in design terms and considered to be compliant with policy DM5 of the Local Plan.

***Residential Amenity***

The most affected properties are the adjacent neighbours to the sides at No’s.65 and 61 Cranleigh Road and to the rear at No’s.30 and 32 Alfriston Road.

No.65 has a window to the side elevation serving the stairs. However, as hip to gables are common under permitted development rights the impact on this window is considered acceptable. The rear dormer would look out across the applicant’s own garden and would not have any significant impact on privacy to No.61 or 65.

The houses to the rear are over 35m from the proposed rear dormer and would not be adversely affected by the proposal.

The development is therefore considered to retain a good level of amenity for neighbouring occupiers compliant with policy DM5 of the Local Plan.

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**Recommendation**

**APPROVE** subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No additional side windows

**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**

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| Case Officer: | Finlay Gardner | Date: 15/08/2025 |
| Authorised by: | Louise Prew | Date: 18/08/2025 |