Expiry Date - 17/10/2025
Extension of Time -

Development Management – Delegated Officer Report

Application Number: AWDM/1083/25 **Recommendation: – APPROVE**

Site: **103 Cranleigh Road Worthing West Sussex BN14 7QR**

Proposal: **Proposed rear extension**

Date of Site Visit: 17/10/2025

Neighbours Checked: Y

Additional Neighbours Notified: Y, renotified on revised drawings

Site and Surroundings
The application site comprises a detached bungalow to the western side of Cranleigh Road with a garage to the north of the site and a parking space to the front next to the garden. To the rear there is a detached garage within the garden. On the rear elevation of the property there is an existing conservatory / sunroom creating a flat rear elevation with a maximum depth of 1.5m. 103 Cranleigh is of a different style to no. 101 located to the south and projects further into the site than that house.

The site is not within a conservation area nor is the building listed. There are no TPO's within the boundary.

Proposal
The application relates to a single storey rear extension. It is proposed to be flat roofed in nature with a maximum depth of 6m. On the northern side of the rear extension the proposed depth is to be at 5.2m with a total width of 8m across the rear elevation. Amendments have been sought on the application to reduce the depth and the width of the proposal to reduce the impact on the neighbour to the south. In order to retain the required living space the proposal has been offset by 0.3m from the southern elevation to create a greater gap from the boundary compensated for by moving it 35cm closer to the northern boundary

Within the rear elevation of the proposal there is a set of doors to face the garden. The southern elevation will host a high-level window, to the northern elevation there is proposed to be a high level window and access door. On the flat roof there will be a 4mx1.8m roof lantern.

The proposed flat roof height is to be at 2.95m to allow for a 2.4m ceiling height. On the southern side this is proposed to be 0.85m from the boundary. With the depth to be at 6m this would leave 7.75m to the rear boundary. In order to facilitate the extension, the existing garage to the rear of the site would be demolished.

Relevant Planning History:
None

Consultations
None

Neighbour Representations
None

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
Due to the location of the proposal, there will not be a significant impact on the street scene, this is due to the extension being set behind the property. The extension is subservient in size to the existing building and will be constructed from matching materials which complement the existing building.

Therefore, it is considered that the proposal for the single storey rear extension would not be detrimental to the visual amenity of the property and therefore in accordance with the relevant planning policies of the Worthing Local Plan.

Residential Amenity
Due to the nature of the proposed development, the impact on the neighbouring properties to the north, south and west of the site needs to be assessed.

The neighbour to the north, 23 Broomfield Ave, will benefit from the proposal removing the existing garage on the boundary to make room for the extension. With the separation of about 2.1m from the boundary there is not considered to be an unacceptable level of overshadowing or overbearing achieved from the proposal. A high-level window is proposed but this will not result in any adverse overlooking.

The neighbouring property to the south of the site would be the one most affected by the proposal. This is due to the relationship between the two properties and the location of the extension. With the depth of the rear extension at 6m there will be some overbearing impact. No. 101 has a small rear extension of their own which will have some mitigating effect on the overbearing of the property. As a result of concerns about the impact on this property, the proposal via amendment has been stepped slightly further away from the boundary (0.3m) to try and ensure that the detrimental overbearing is reduced. The extension is now set between 1.3 and 0.8 metres off the shared boundary. The neighbouring property is itself a detached property set off the boundary so there is greater separation to habitable room windows. Whilst it is appreciated that there will be some impact on the neighbour to the south it is not considered that there would be any overshadowing created via the proposal due to

the extension being to the north of the neighbour and the suns path. Within the southern elevation there is proposed to be one window. This has been proposed to be a high level window, this will allow for light into the development whilst avoiding overlooking on the neighbouring property to the south.

Whilst there will be an impact on the neighbour to the south of the site, with the small adjustment to the proposal it is considered that the development on balance would be acceptable in terms of impact to the neighbouring property in this instance. The neighbour has not objected to the application which is noted.

Similarly, the neighbour to the west would not be significantly impacted through the development. There is a separation of approximately 8.7m from the rear elevation of the extension and the flank elevation of No. 25 Broomfield Avenue. In addition to this the windows within the rear elevation will be obstructed by the existing boundary screening as well as the single storey nature of the proposal ensuring that the views achieved through the doors to the rear would be no worse than the existing arrangement.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No further 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: Finlay Gardner Date: 06/05/2026

Authorised by: Louise Prew Date:06/05/2026