Expiry Date - 08/10/2025
Extension of Time – 06/11/2025

# Development Management – Delegated Officer Report

**Application Number: AWDM/1053/25** **Recommendation: – APPROVE**

**Site:** **176 Ringmer Road Worthing West Sussex BN13 1EB**

**Proposal:** **Single storey rear extension (to replace existing). Loft conversion including hip-to-gable roof extension and rear dormer, replacement of roof finish to main roof. Rooflight to front roofslope. New entrance porch with glazed door and windows.**

**Date of Site Visit:** 10/10/2025

**Neighbours Checked:** **Y**

**Additional Neighbours Notified:** **N**

## Site and Surroundings

The site is located to the east side of Ringmer Road, opposite the junction with Rodmell Road and within a residential area of Worthing. The property comprises a semi-detached bungalow with rendered elevations and a tiled hipped roof with projecting hip to the front. There is an existing extension to the rear that is to be demolished. There is a garage to the rear of the bungalow adjacent to the south boundary that will be retained, this does not adjoin the proposed extension. The property is set back from the road behind a brick wall and hardstanding with a driveway to the side leading to the garage.

The site 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 single storey rear extension, front porch, loft conversion with rear dormer and front rooflights and replacement of the roof finish to the main roof.

The existing single storey extension would be demolished and replaced with an extension measuring 3.645m deep x 7.96m wide with a flat/very shallow monopitch roof of a maximum 3.3m high. The extension would be finished in render to match the existing building with sliding doors and a window to the rear.

The proposed porch to the front would measure 1.6m wide x 1.2m deep with a flat roof of 2.58m high. The porch would be finished in render with a glazed door and sidelight to the front and window to the north side.

The proposed hip to gable would extend the ridge out to the south side to form a gable finished in render and with a window to the gable serving the landing. This window would be obscure glazed and fixed shut.

Three rooflights would be added to the front roof slope serving the bedroom and stairwell.

The proposed dormer would measure approximately 7.36m wide x 2.2m high x 3.2m deep. The dormer would be set down from the ridge and in from the sides of the roof by 300mm and would be set up from eaves level but adjoins the roof of the proposed rear extension. The dormer would have a sloping cut out section, giving the appearance of the dormer being separated in to two, however this is still a single dormer. The dormer would be finished in grey tile hanging with three windows to the rear serving the master bedroom and bedroom/study.

The existing brown concrete interlocking tiles to the roof of the building would be replaced with grey interlocking tiles.

The application has been amended to reduce the scale of the dormer, setting it down from the ridge and in from the sides and to change the materials for the dormer from composite timber cladding to grey tiles.

**Relevant Planning History:**

AWDM/0946/25 - Householder application for permitted development for prior approval for single storey extension to rear of property measuring 3.645m from rear wall of the original dwelling, maximum height 3.3m and height of eaves of the extension 2.74m
**STATUS:** Prior Approval Not Required 28th August 2025.

AWDM/1293/25 - Application for Certificate of Lawfulness for Single storey extension (prior approval AWDM/0946/25). Loft conversion including hip-to-gable roof extension to side, dormer extension to rear, rooflights to front roof slope. New entrance porch with glazed door and windows.
**STATUS:** Pending Decision

**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 application property is one of four pairs of semi-detached bungalows of the same form, design and scale. Two of these bungalows (No.170 and 172) have already extended in a similar manner with hip to gable extensions and rear dormers (constructed under permitted development). These roof additions are visible from the road and have dormers set in from the edge of the roof, down from the ridge and finished in tiles to match.

The dormer as originally submitted was extremely large extending the full height and width of the rear roof and was considered to subsume the original roof, appearing as a dominant and intrusive form of development. The proposed finish using composite timber cladding would have only served to exacerbate its prominence in the street scene and highlight its lack of subservience. The plans were subsequently amended to bring the dormer in from the sides and down from the ridge and the finish changed to tile hanging. These changes result in a dormer of similar design and proportions to the existing dormers at No.170 and 172. The proposed hip to gable extension and rear dormer (as amended) would reflect similar development in the immediate area and would not appear out of keeping with the prevailing character of the street scene.

The proposed dormer has a cut out detail to the rear elevation which does not contribute anything to the overall design or have any particular purpose and would result in a slightly awkward room layout. The agent was advised to omit this detail so the full floor space could be utilised however they wished to retain this feature and although it appears to serve no practical purpose it would not be visible from the surrounding area and therefore would not result in any visual harm.

The single storey rear extension is subsidiary in scale and form to the existing building and would be finished in materials to match. The south side of this extension would be visible from the road but is set back over 20m from the road and would reflect the character of the existing building and would not appear dominant or intrusive in the street scene.

The proposed porch is small in scale and would line through with the eaves of the existing building and would not result in any harm to the character of the street scene.

The proposed change of roof tiles from brown interlocking tiles to grey interlocking tiles would appear visually distinct from the adjoining bungalow, however the materials are essentially the same (interlocking tiles) and it is only the colour that is changing which is considered acceptable in the wider context of the street scene.

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 at No.174 and 178.

No.174 is located to the south side of the application site and separated by the driveways to each property, a fence to the boundary and garages further back adjacent to the boundary. The proposed single storey extension would replace the existing extension in this position and of the same depth. This part of the extension is opposite the neighbour's extension which has an obscure glazed door to the side and a glass roof. There is a gap of approximately 4m between buildings and the application property is to the north of this neighbour. In this position the proposed rear extension and roof extensions would not result in overshadowing or loss of light to No.174 and would not appear overbearing or oppressive. The windows to the side of No.174 are either obscure glazed, or serve non-habitable rooms and the addition of ground floor openings to the south side of the application property would not result in any overlooking or loss of privacy. The proposed first floor window to the new gable would be obscure glazed and fixed shut and would not impact the privacy of neighbours.

No.178 is the adjoining bungalow to the north side and has a conservatory to the rear and is separated by a high fence to the boundary. The proposed single storey extension would be set in 0.6m from this boundary and would not extend beyond a line projected at 45 degrees from the midpoint of the neighbours nearest opening to a habitable room. The extension would be approximately 1.2m deeper than the neighbour's conservatory but in this set in position away from the boundary would not appear overbearing or oppressive to these neighbours or diminish light to their property. There are no openings proposed to the side of the extension and no overlooking or loss of privacy would occur. The rear dormer would direct views across the applicant's own garden and would not result in any significant loss of privacy for neighbours. The porch to the front has a window to the north side however this is a non-habitable space and would not have any adverse impact on terms of privacy.

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. Dormer finished in tiles to match colour of roof tiles as detailed on plans - no cladding permitted.
5. No openings to side elevations of rear extension
6. Obscure glazed fixed shut gable window

**Informative**

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has

been able to grant planning permission for an acceptable proposal, 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: 16/10/25

Authorised by: Jo Morin Date: 16.10.2025