

Development Management – Delegated Officer Report

Application Number: AWDM/0856/26

Recommendation: – APPROVE

Site: 25 Lobelia Drive Worthing West Sussex BN13 3GN

Proposal: Part 2-storey/part single-storey rear extension with 2no first-floor rear dormers.

Date of Site Visit: 07.09.2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application relates to a detached, 2-storey house with brickwork elevations and a tiled, pitched roof located on the recently completed West Durrington estate. The existing accommodation is over 3 floors with the 2nd floor contained within the roof served by a pitched-roof rear dormer and front and rear roof lights. A driveway on the north side of the dwelling leads to a pitched-roof garage set back from the rear of the house. The latter is paired with a garage belonging to the neighbouring house, No.23, which is of an identical design, but mirrored.

Like others in the estate, the property has only a shallow frontage directly off a private road (with no footway), but benefits from a reasonable-sized rear garden some 14m deep.

To the south, application property adjoins the rear gardens of No.27-31 (evens) Lobelia Drive, part of a row of link-attached houses sited perpendicular to No.25.

Proposal

Permission is sought for a part single, part 2-storey rear extension.

The proposed ground-floor component would be the full width of the house extending 4m into the rear garden, attaching to the side of the garage. The first-floor element above would also be the full width of the house, formed by continuing the existing rear roof slope rearward (east) at the existing 40° angle of pitch. The extended roof slope would extend down to single-storey height, with the end of the sloping edge sitting behind a parapet wall approximately 3m high. Two pitched-roof dormers are proposed at first-floor level on the extended roof slope. The dormers are shown to match the size, shape and design of the existing rear dormer. The extension would be finished in brickwork with a tiled roof, all to match the existing.

Relevant Planning History: None.

Consultations:

Southern Water: Standard advice.

Neighbour Representations: None received.

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2026)
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 area is characterised by 2-storey detached and semi-detached houses, of a traditional pitched-roof design, laid out in an informal pattern of perimeter blocks and cul-de-sacs linked by a network of narrow private roads. The houses are similar in style but differ in their detailed design, articulated by a modest range of architectural treatments including gables, dormers, porches; differences in the palette of external materials to include tile-hanging and render, as well as differences in the ridge heights and angles of roof pitch. The result is a clear sense of visual cohesion, but not of overall uniformity.

The form of the proposed extension is unusual, but not altogether unsympathetic to the scale, massing and proportions of the existing house. The proposed pitched roof dormers would replicate the detailed design and appearance of the existing rear dormer, with their placement on the extended roof slope designed to create a balanced composition with the existing roof treatment. Undoubtedly the resulting double row of dormers at first and second floor would have a nontraditional appearance and would be clearly apparent in private views from the rear of neighbouring houses, and from Daffodil Road through the gaps between the existing houses. Although an unconventional form of first-floor extension, on balance, it is considered the effect of the development on the appearance of the existing house, and the character of the surrounding area, would not be so incongruous or intrusively dominant within the streetscene to warrant refusal of the application.

Residential Amenity

Neighbouring properties in Lobelia Drive and Daffodil Road are well separated from the proposed extension. A minimum distance of 10m would be retained between the proposed first-floor dormer windows and the rear (east) site boundary with the rear garden of No.17 Daffodil Road.

The 'bulk' of the extended roof slope at first-floor would partially enclose the rear outlook of No.29 Lobelia Drive. However, at a separation distance of 12m the impact

would not be severe and the relationship between properties no different to that currently between the rear of No.27 and the side of No.25.

No.23 is separated from the extension by the width of the paired driveways.

Nevertheless, a condition to prevent the insertion of first-floor windows in the north and south sides would be appropriate.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No first-floor 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.

Southern Water Advice

Is recommendation contrary to letter(s) of representation? N

Case Officer: Jo Morin Date: 15.09.2026

Authorised by: Louise Prew Date: 15/09/2026