

Development Management – Delegated Officer Report

Application Number: AWDM/1606/25

Recommendation: – APPROVE

Site: 8 Upton Road Worthing West Sussex BN13 1BU

Proposal: Removal of existing conservatory and replacement with a single storey rear extension.

Date of Site Visit: 15/01/2026.

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site, 8 Upton Road, is situated in an established residential area in Worthing. The surrounding area largely consists of single-storey detached or link-attached dwellings with pitched roofs. The area is relatively verdant in character with areas of greenery and mature trees. The application site property is a single-storey link-attached dwelling with a pitched roof. A conservatory exists to the rear of the property, situated within a relatively large private rear garden. A driveway is situated at the front of the property, leading to a garage on its left-hand side.

The application site is not in a Conservation Area, is not a listed building, and there are no TPO trees present.

Proposal

Planning permission is sought for the removal of the existing conservatory and replacement with a single-storey rear extension.

The existing conservatory extends approximately 1.85m into the rear garden. Following the conservatory's removal, the proposed extension would extend approximately 4.54m into the rear garden. This is approximately 2.69m deeper into the garden than the existing conservatory. The proposed extension is to be approximately 4.62m in height and 4.71m in width.

The extension will consist of brickwork and a tiled roof to match the existing property. Rooflights are proposed on the roof slopes of the extension. A door opening is proposed on the southwest elevation, as well as uPVC windows on the southwest and northwest elevations.

Relevant Planning History:

No relevant planning history.

Consultations

None undertaken.

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 would be subsidiary in form and scale to the existing building and would be finished in brickwork and tiles to match the existing building. Due to this, the extension relates well to the existing building and will not appear out of place. The pitched roof of the extension is visually suitable with it complementing the existing pitched roof of the property.

Despite it being relatively large in size, the proposed extension is only to the rear of the building. Glimpsed views of it may be visible from the road. However, the addition of the extension will not appear visually out of keeping and will not detract from the character of the area.

Residential Amenity

The most affected neighbours are those to the sides and at the rear.

10 Upton Road

10 Upton Road is the link attached property to the south of the application site. It consists of a single-storey dwelling with a pitched roof. An extension already exists to the rear of the property. The properties are separated by fencing and vegetation as well as the existing link-attached garages.

The proposed extension is over 6m in separation distance from the boundary of No.10. This distance, along with the fact that No.6 contains an existing rear extension, and the further separation distance via the link-attached garages, results in there being no adverse impact on amenity as a result of these proposals.

6 Upton Road

6 Upton Road is the neighbouring property to the north, consisting of a single-storey dwelling containing a pitched roof. The properties are separated by fencing. The proposed extension is single storey and over 10m from the boundary with no.6. As such, there would be no adverse impact on amenity.

16 Castle Road

16 Castle Road is situated to the north of the application site and comprises a two-storey dwelling with a pitched roof. Whilst the proposed extension would be approximately 19.99m from the rear elevation of No. 16, it would be positioned approximately 3.46m from the shared boundary. It is therefore necessary to consider the potential impact on the amenity of the rear garden serving No. 16.

Given that the proposed extension is single-storey in scale, with no upper-floor windows proposed, the existing fencing separating the property boundaries is considered sufficient to safeguard from unacceptable overlooking of the rear garden of No. 16. As such, no adverse impact in terms of loss of privacy is anticipated.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials

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:	Tom Westerman	Date: 11/02/2026
Authorised by:	Jo Morin	Date: 11.02.2026