Expiry Date - 27/10/2025

Development Management – Delegated Officer Report

Application Number: AWDM/1107/25 **Recommendation – APPROVE**

Site: **7 Hill Barn Lane Worthing West Sussex BN14 9QB**

Proposal: **Demolish existing attached outbuildings and construct replacement enlarged orangery structure**

Date of site visit: 23/10/2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings
The site is located to the east side of Hill Barn Lane, within a residential area of Worthing opposite Worthing Collage. The property comprises of a two-storey house with brick elevations and due to the end of terrace nature a hipped roof. There is a pathway (twitten) to the south of the site. To the rear of the existing site there is a single storey rear extension that runs full width of the property. Off the full width rear extension there is a further extension which is half the width of the existing property which is proposed to be removed as part of the proposal. The roof of this extension slopes upwards away from the boundary.

The property is not within a conservation area; is not a listed building nor are there any TPO's.

Proposal

Planning permission is sought for a ground floor rear extension to be full width at a depth of 5.15m the same depth as the existing half width extension. Within the rear elevation there are proposed to be bi-folding doors facing the rear garden, and the north and south elevations hosting no windows or doors. The roof on the proposed extension would be pitched but with a hip protruding from the retained rear extension.

The proposed extension would be finished in materials to match the existing.

Relevant Planning History:
None

Consultations:
None

Representations:
None received

Relevant Planning Policies
National Planning Policy Framework (2024)
National; Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Worthing Local Plan (2023) 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)

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 proposed works to the rear there are not considered to be views available from within the public realm. The proposed materials will match the brickwork of the rear elevation and is considered provide cohesion throughout the site.

There would be no significant adverse impact on the character of the property or the visual amenities of the locality as a result of this application.

Residential Amenity
The most affected properties are the neighbours to the sides at No.6 and No.8.

No.6 is located to the south of the application site and won't be affected by the proposal due to its positioning and separation from the boundary which is increased by the twitten. The 1.5m gap to the eaves that separates the proposal from the neighbouring conservatory ensures that there is no overbearing on the neighbouring property this paired with the roof sloping away from the boundary creating further separation from the highest point creating a lessened impact. This paired with the location to the north of the site allows for the any potential overshadowing to be mitigated. High level windows would provide some overlooking to the twitten and neighbours but it is noted the neighbour has their own windows which look toward this property.

The property to the north, no. 8, would be the most affected by the proposal. The neighbour has their own rear extension to the property and is currently impacted by the existing arrangement to a level which would not be worsened by the development due to the proposed roof angle. The new roof while having a higher pitch would not increase the height on the boundary thus not worsening the existing relationship. Whilst the proposal extends past the neighbours rear extension by 3.4m with the existing extension having the same eaves height it is not considered to result in an overshadowing that would be detrimental to the application.

No windows proposed in the north wall of the extension, ensures that there is no overlooking to the neighbouring property

The windows to the rear of the extension overlook the applicants rear garden, with boundary screening there is not considered to be any unacceptable level of overlooking achieved. With significant depth to the site and the recreation ground to the rear there is not considered to be any overlooking to the rear.

There would be no significant detrimental impact on the residential amenities of adjacent occupiers as a result of this proposal.

Flood risk
As identified within the standing advice the site is located within an area at risk of flooding from surface water. To ensure that the site is at no greater risk of flooding the floor levels will be retained to match that of the existing. Flood proofing will be incorporated where appropriate.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials to match
4. No further windows in north or south elevations

Informative

1. Approved without amendment

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

Case Officer:	Finlay Gardner	Date: 24/10/2025
Authorised by:	Louise Prew	Date: 27/10/2025