

Development Management – Delegated Officer Report

Application Number: AWDM/0056/26 **Recommendation:** – APPROVE

Site: 48 Kingsland Road Worthing West Sussex BN14 9ED

Proposal: Single storey rear conservatory

Date of Site Visit: 20/05/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application site is located on the southern side of Kingsland Road an area characterised by semi-detached and terraced properties with long narrow gardens to the rear and small front gardens. The existing property is a semi-detached house and has a conservatory along with a number of other properties along the terrace.

The application site is not within a conservation area nor is the site listed; there are also no TPO's within the boundary.

To the east of the site the properties have outriggers that measure some 6m in depth. The neighbour to the west of the site has a rear conservatory.

Proposal

The development, which has been amended since originally submitted, is for the introduction of a single storey rear conservatory with a depth of 5m. The maximum height of the conservatory is 3.262m which will then run to eaves at 2.3m.

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 to the rear of the site there are not considered to be any impacts on the visual amenity of the street scene. There will not be any views of the proposed development available from within the public realm.

The materials are proposed as brick and glass which will complement the existing building. A condition will be attached that the materials match unless otherwise specified on the approved plans.

Therefore, it is considered that the proposed development will be acceptable in terms of visual impact.

Residential Amenity

The main impact of the proposal will be on the neighbouring properties to either side of the site.

No. 46 located to the west of the site is the other in the semi-detached pair. With the proposal being located on the shared boundary it is important to consider the impacts on this neighbour. The SPG for extending and altering your home, explains that development should not be deeper than 3m to the rear of the site and the rear elevation. The proposed development will be deeper at 5m (reduced from 6m as originally proposed with additional canopy). The neighbours have an existing rear conservatory which has a depth of approximately 3m. While the extension is deeper than the SPG recommends the low eaves height of 2.35m and the neighbours existing extension mitigates the impacts of being overbearing and loss of light.

No. 50 to the east is an end-of-terrace property. This has a rear outrigger but this is located to its eastern side away from the shared boundary. The proposed conservatory is not full width and would be set off the shared boundary by about 1.9m. The existing shed / coal store is retained between the conservatory and the boundary. The neighbours' windows would be affected already by their lean to which covers the land adjacent to the outrigger. While the depth is more than recommended within the SPG, the set back off the boundary, the retained coal store and the lean to would ensure there are no adverse impacts on this property in terms of overbearing or loss of light. Views from the side facing doors would be blocked by the shed and the boundary treatment.

A condition will be attached to ensure no additional windows are proposed to the side elevations. As such on balance there is not considered to be too great an impact on the neighbouring properties.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials or as specified on the approved plans
4. No side openings

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: 02/06/2026

Authorised by: Louise Prew Date: 18/06/2026