Expiry Date - 06/08/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0741/25 **Recommendation – APPROVE**

Site: **15 Hollingbury Gardens Worthing West Sussex BN14 0EF**

Proposal: **Single storey rear extension**

Date of site visit: 29.08.25

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site lies on the west side of Hollingbury Gardens. It comprises a detached bungalow on a sloping site with attached garage to the north. The property has a glazed conservatory to the rear. There is a parking area/garden to the front and a good size garden to the rear enclosed by approx. 1.8-2m high fencing.

The site is in a residential area not within a conservation area and the property is not a listed building.

Proposal

The application proposes the demolition of part of the rear of the property and the conservatory and the erection of a single storey rear extension. The proposed extension would project a maximum of 2.2m from the existing rear of the property on the west side. The proposed extension would be across the whole width of the property at approx. 9.8m. The extension would have pitched roofs with hipped ends to mimic the existing roof of the bungalow.

The proposed extension would be built in matching materials with render walls, concrete tiles and upvc windows.

Relevant Planning History:

None

Consultations: None undertaken

Representations: None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5

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National Planning Policy Framework
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 to the rear of the property. It would not be unduly visible in the street scene. The proposed extension would be in matching materials and would be of a size proportionate to the size of the property.

Residential Amenity

The most affected properties are 11 and 17 Hollingbury Gardens.

The current property projects at the rear as original and a conservatory to the southern side to match the original depth. The proposed extension would project a further approx. 2.2m

In terms of the impact on No 11 to the south, this property is set further back approx. in the same rear line as No 15 prior to the erection of the conservatory. The conservatory projects approx. 3.1m, the proposed extension would be to a depth of approx. 5.3m, although the additional extension would be only an additional approx. 2.2m. The proposed extension is set off the boundary and No 11 is further set away from the boundary. The proposed extension would be north of No 11. Although the proposed extension would be visually more prominent to the occupants of No 11 with the hipped roof design and further depth, in view of the existing conservatory, proposed design and orientation it is not considered that the proposed extension would have a detrimental visual impact or cause loss of light. There are no windows proposed on the south elevation. The application involves steps down into the garden due to the levels, this would be similar to the existing, the approx. 1.8m -2m fence offers some protection between the properties and the proposed extension would not increase overlooking.

In terms of No 17, this property is situated to the north, there is a further distance to the boundary with this property and the properties have a similar rear line. The increase depth of approx. 2.2m would not have a detrimental impact on this property in terms of loss of light or visual impact. A side (north facing) door is proposed and a toilet window. There is already an existing door in this elevation and a toilet window is not considered to cause additional overlooking as there is approx. 1.8m high close boarded fencing to the boundary.

Recommendation

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APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No additional 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.

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

Case Officer: Jackie Fox Date: 05.08.25

Authorised by: Louise Prew Date: 06/08/2025