EXPIRY 27/05/25

Development Management – Delegated Officer Report

Application Number: AWDM/0456/25 **Recommendation: APPROVE**

Site: 20 Wadhurst Drive

Proposal: Single-storey rear extension to replace existing lean-to and store to rear of garage/utility, with associated external alterations including new window to west side elevation

Date of Site Visit: 22/05/25

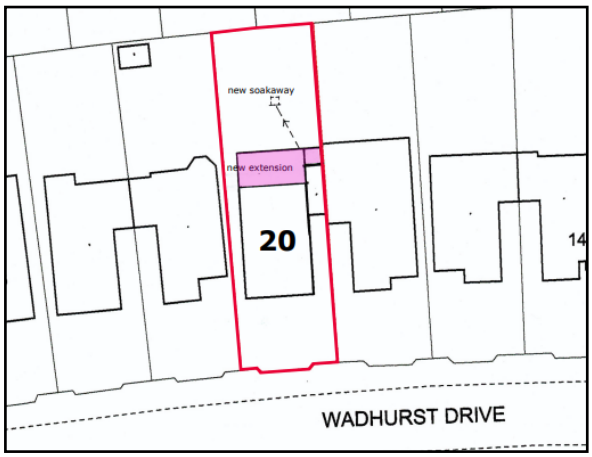
Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

Single storey bungalow on the north side of Wadhurst Drive.

Proposal is to replace an existing lean to with a flat roof extension to the rear of the bungalow and add a small utility on to the rear of the existing garage.



Planning History: No relevant history

Consultations: None

Representations:

None

Relevant Planning Policies:

Worthing Local Plan (2023): SP1, DM5

National Planning Policy Framework (MHCLG 2024)
Planning Practice Guidance (2024)

Planning Assessment

The extension would not be visible from the road. There would also not be any adverse impact on neighbours. To the east the neighbour has an extension and the proposed utility will be in line with this extension. To the west the property has also extended to the rear with a large conservatory. The proposed extension would be in line with the rear projecting element of the conservatory but there would be a reasonable gap between. As the extension is on the north side it would not result in any loss of light to the neighbours conservatory or be overbearing.



The extension is therefore acceptable in planning terms.

Recommendation

01 Standard Time Limit
02 Approved Plans
03 Matching materials

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

Case Officer: James Appleton Date: 27/05/25

Authorised by: Louise Prew Date: 27/05/2025