Expiry Date - 13/05/2025

# Development Control – Delegated Officer Report

**Application Number: AWDM/0338/25** **Recommendation – APPROVE**

**Site:** **151 Heene Road Worthing West Sussex BN11 4NY**

**Proposal:** **Single storey rear extension**

**Date of site visit:** 25/03/25

**Neighbours checked:** Y

**Additional neighbour notifications**: N

## Site and Surroundings

The site is located to the west side of Heene Road within a residential area of Worthing and within the Shakespeare Road Conservation Area. The building is identified as a positive contributor in the conservation area and designated as a Local Interest Building. The property comprises a large Edwardian, semi-detached, two storey house with brick and mock Tudor elevations, a tile hung front bay and white timber sash windows, a gable to the front, hipped roof to the side and double valley roof behind. Various extensions have been added to the building over the years including extensive two storey additions/outrigger, a garage to the side and a rear conservatory. The property is set back from the road behind a flint and brick wall, mature shrubs and paved driveway. There is a large mature garden to the rear.

There are no protected trees on site.

## Proposal

Planning permission is sought for a single storey rear extension measuring 4m deep x 5.34m wide with a flat parapet roof of approximately 3.15m high. The existing conservatory would be removed. The extension would be accessed internally via the kitchen and would be set in 1.05m from the south boundary and 3.75m from the north boundary.

The extension would be finished in white render with black aluminium windows and doors.

## Relevant Planning History:

None relevant

## Consultations:

***The Worthing Society*** – No reply

Expiry Date - 13/05/2025

**Representations:**

None received

**Relevant Planning Policies**

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM23, DM24
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, Conservation Area and Local Interest Building***

The proposed extension would not be visible from the road other than for a very small section of the parapet roof that is slightly higher than the garage. Due to the set back position of the extension at over 25m from the road, this would not have any adverse impact on the character of the street scene or the surrounding conservation area.

The proposal is subsidiary in form and scale to the existing building and would be finished in white render which would not detract from the qualities of this local interest building or dominate the existing building.

There would be no adverse impact on the visual amenities of the locality, the conservation area or the Local Interest Building as a result of this application.

***Residential Amenity***

The most affected neighbours are those to the sides at No.149 and 153 Heene Road.

No.149 is located to the south side and has outbuildings adjacent to the boundary that extend back further than the proposed extension. There is a wall to the boundary. The proposed extension would be entirely screened by the neighbour's outbuildings and would not have any adverse impact on these occupiers.

No.153 is the adjoining house to the north side, separated by a high wall to the boundary. There is a conservatory to the rear of the neighbour's property, set just in from the boundary. The proposed extension to No.151 would be over 3.75m from the boundary with this neighbour and in the same position as the conservatory to be demolished. The proposed extension is this position away from the boundary and single storey height would not result in an overbearing development and would not diminish light to the neighbour's property. The

openings to the north side of the extension would look on to the applicants own garden and the boundary wall and would not result in overlooking or loss of privacy.

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

**Recommendation**

**APPROVE** subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials as specified

**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: Amanda Haslett Date: 09/05/25

Authorised by: Louise Prew Date: 09/05/2025