Expiry Date - 09/09/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0890/25 Recommendation – APPROVE

Site: 151 Findon Road Worthing West Sussex BN14 0BQ

Proposal: Single storey rear extension proposed to replace the existing conservatory.

Date of site visit: 08/07/2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings
The site is located to the west side of Findon Road in a predominantly residential area. The road is characterised by large plots with two storey dwellings; a number of these properties have undergone extensions and alterations.

The property comprises a detached two storey dwelling. To the rear of the site is an existing conservatory. Part of the front garden has been converted to parking. There is a steep topography on the site sloping down from west to east as is characteristic of the area resulting in the house being sunken into the garden.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal
The application proposes to replace the conservatory with a single storey rear extension. The proposed extension would have a largely similar footprint to the conservatory. The total width of the extension is to be 7.5m at a depth of 3.8m, on the northern most aspect of this there will be a small stepping in with a roof overhang to the west. The maximum height of the proposal is to be 3.5m with a sloping roof to the eaves at 2.5m.

Within the rear elevation there are proposed to be windows and doors to the rear garden and in the northern elevation there are also proposed to be 2 windows. The materials will be different to the host property with the roofing being grey zinc and cladding used on the elevations above the grey brickwork plinth.

Relevant Planning History:
None

Consultations:
None

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Representations:
None

Relevant Planning Policies
Worthing Local Plan policies (WBC 2023): SP1, DM5, DM20
National Planning Policy Framework (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 of the proposed works to the rear there are not considered to be views available from within the public realm. With the scale of the existing building and height of the proposed development it is considered to be a subordinate addition that would not dominate.

Whilst the materials proposed will introduce those which are not already on the site it is not considered that they would be demonstrable to the application. This is due to the location to the rear of the site where they will not be visible. A condition is included to ensure these can't be applied to other elements of the building without planning permission.

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 to the south at No.149 and to the north, no 153.

In relation to No. 149 to the south, the extension is 3.8m deep which is comparable to the existing conservatory at its widest, although there will be additional massing closer to their boundary through the proposed shape of the extension. The neighbour has a single- storey rear extension with a balcony at first floor as such there is not considered to be any overshadowing or overbearing impact on the neighbour to the south from the proposal.

There are no windows proposed in the southern side wall of the extension, which ensures that there is no overlooking to the neighbouring property that would not already be available from within the site.

With over 3.2m of separation from the neighbour to the north, no.153, there is not considered to be any overshadowing from the proposal. The introduction of windows in the northern elevation would provide views towards the neighbouring property, however, the neighbour's rear elevation of their rear extension is set past that of the proposed mitigating any potential impact.

Due to the topography of the site there would not be any views available from within the proposal that would not already be available within the site from the conservatory. The sunken nature of the proposal mitigates any potential for overlooking into the neighbouring properties.

The windows to the rear of the site overlook the applicant's rear garden. With significant depth and sloping topography to the site there is not considered to be any overlooking to the rear with the properties on Hillview Road.

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

Flooding
With the property being located in a zone which is at risk of future surface water flooding there needs to be careful consideration given to flood risk management on the site. With the proposal introducing a minor increase in the footprint of the proposed development there will not be a significant impact on the risk of flooding. The proposal has been designed to be flood resilient by the continuation of floor levels from the existing buildings and incorporating other flood resilient techniques as set out in the Flood Resilient Design Statement.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Timber cladding to be used at the rear only

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: 09/09/2025

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