Expiry Date - 16/07/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0580/24 **Recommendation – APPROVE**

Site: **20 Water Lily Way Worthing West Sussex BN13 3GR**

Proposal: **Rear conservatory**

Date of site visit: 08/07/24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the north of Water Lily Way which forms part of a recently constructed residential estate in Worthing. The property comprises a two storey semi-detached house with additional accommodation in the roof and front dormer. The building has brick elevations beneath a grey tile roof and a canopy porch to the front. The building is set back slightly from the footpath behind areas of planting. To the rear there is a garden with areas of lawn and paving and a garden shed, the garden is enclosed by high fencing to all sides.

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

Proposal

Planning permission is sought for a rear conservatory measuring 3m deep x 4m wide with a lean to roof of 2.4m high to eaves and 3m high to the ridge. The conservatory would be constructed from white uPVC frames with fully glazed elevations on a brick plinth.

Relevant Planning History:

The estate was constructed under application AWDM/0721/16 for approval of Reserved Matters pursuant to outline planning permission WB/11/0275/OUT which restricted permitted development rights under Condition 2:

Notwithstanding the provisions of Schedule 2 Part 1, Classes A, B, F and H and Part 2, Classes A, B and C of the Town and Country Planning General Permitted Development Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no dwelling shall:
(i) be extended or enlarged.

Planning permission is therefore required for the conservatory.

Consultations:

None required

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (DLUHC 2023)
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 rear of the application site is mainly screened by the high boundary wall enclosing the garden to the adjoining property to the west which is adjacent to Gladiolus Grove. The top of the conservatory would however be visible above this wall, as is the case for the existing conservatory at No.18.

The proposed conservatory is small in scale and low in height and would not appear dominant or intrusive in the street scene or detract from the character of the area.

There would be no harm to the visual amenities of the locality as a result of this application.

Residential Amenity

The most affected neighbours are those to the sides at No.18 and 22.

No.18 is located to the east side of the application site and is separated by a high fence to the boundary. There is a gap of approximately 1.8m between buildings. There is a conservatory of similar size and position to the rear of the neighbour's property. The proposed conservatory would not appear overbearing or oppressive and would not result in loss of light or overlooking to the neighbour's property.

No.22 is the adjoining house to the west side and the garden boundary slopes in towards the application site and towards the north. There is a high fence to the boundary and the proposed conservatory would be set in between 0.7 and 0.4m from this boundary. A conservatory in this position would not cross a 45 degree line projected from the midpoint of the neighbours rear facing doors and

would not adversely affect light to their house or garden. The conservatory is a lightweight structure with low roof and would not appear overbearing or oppressive to this neighbour. There would be no overlooking or loss of privacy to the neighbour's house or garden.

The rear boundary backs on to a parking area for no.21 Gladiolus Grove and would not have any adverse impact on this property.

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

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: 11/07/24

Authorised by: Jo Morin Date: 11.07.2024