Development Management – Delegated Officer Report

Application Number: AWDM/1237/24 Recommendation: Approve

Site: 6 Fontwell Close, Worthing

Proposal: Replacement roof and frames of existing conservatory to rear

Site visit: Not visited, photos supplied with application

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site relates to a semi-detached bungalow located on the north side of Fontwell Close. No.6 has been extended to the rear with a conservatory that infills to the west side of a rear projection. There is also a dormer extension to the rear roofslope. Ground levels slope down to the west but floor levels appear consistent for the adjoining bungalow at No.5 to the west. There is a marked step up in ground level for the neighbouring bungalow to the east at No.7.

Proposal

Permission is sought for a replacement conservatory frame and roof at the rear to replace the existing structure. There are no changes indicated to the surrounding wall structure. The overall size and form of the conservatory would remain as existing and with some changes to the configuration of glazing.

Relevant Planning History:
None relevant

Consultations:
None

Representations:
None received

Relevant Planning Policies
Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 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

No significant changes are proposed to the appearance of the conservatory as a result of the proposals. The window configuration would alter but would have no detrimental impact. The existing conservatory is to the rear of the building where it is not readily visible in the streetscene and the proposed development would not cause any significant harm to visual amenity. A condition is recommended for matching materials to ensure any works necessary to the surrounding walls will blend well with the existing building.

Residential Amenity

To the west there is a single storey addition to the adjoining dwelling at No.5 that extends beyond the existing conservation at No.6. Given the scope of works proposed and that this relationship would not alter, it is considered that there would be no significant harm to the amenities of occupiers of No.5 as a result.

To the east, the neighbouring dwelling at No.7 is sufficiently separated to avoid any significant impact given the existing relationship and works proposed.

There is a garage block at the rear (north) of the site and neighbouring dwellings to the front and rear would be sufficiently remote from the proposed development to avoid any significant impact to residential amenity.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No further side windows/openings (west)

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: Rebekah Hincke Date: 20.11.2024

Authorised by: Louise Prew Date: 20/11/2024