EXPIRY - 14/02/25

Development Management – Delegated Officer Report

Application Number: **AWDM/1638/24** **Recommendation:**

Site: **137 St Andrews Road Worthing West Sussex BN13 1HS**

Proposal: **| Single storey rear extension, existing conservatory removed, alterations to garage/store including roof height to rear increased.**

Date of Site Visit: 11/02/25

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The proposed development is to the rear of a semi detached pair of 1930 houses with pebble dashed elevations. The proposed single storey extension replaces an existing conservatory. The extension whilst extending 4 metres will only extend to the same depth as a neighbouring single storey extension to the south (to the rear of No 135). The existing garage has a wooden lean to extension and this is to be replaced with an extension to the garage. The roof of the garage is also to be extended in height.

Planning History:

No relevant history

Consultations:

Representations: None received

Relevant Planning Policies:

Worthing Local Plan (2024): SP1, DM5

National Planning Policy Framework (CLG 2024)

Planning Practice Guidance (CLG 2024)

Planning Assessment

The proposed flat roof extension is to the rear of the property and there are no public views and therefore the extensions will have no impact on the streetscene. Neither will the extensions have any adverse impact on the amenities of neighbouring

properties. To the south No 135 has a similar single storey extension and a conservatory beyond. The proposed extension will not project beyond the neighbours extension.

To the north the neighbour has a large flat roof extension with a balcony above. The modest alterations to the garage length and height will have no adverse impact on this neighbour to the north. This is highlighted by the photographs taken on site (see below):

Recommendation to APPROVE

01 Approved Plans
02 Standard time limit
03 Materials to match existing
04 No side windows in the north elevation of the altered garage hereby approved.

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

Case Officer: James Appleton Date: 11/02/25

Authorised by: Jo Morin Date: 12.02.2025