Expiry Date - 03/01/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1555/23 Recommendation – APPROVE

Site: 117A Lyndhurst Road Worthing West Sussex BN11 2DE

Proposal: Rear single storey conservatory

Date of site visit: 20/12/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the north of Lyndhurst Road and is one of a semi-detached property. 117 Lyndhurst Road is has been split into 4 self-contained flats and the application relates to the ground floor rear flat. The neighbour directly to the east is the Labour Hall. To the front there is a small parking area and to the rear a small garden.

Lyndhurst Road has no set character with a number of property sizes, scales and designs.

Proposal

The application relates to the installation of a conservatory to the rear of the property. This would normally be something which can be completed under permitted development rights but due to the property being a flat it no longer has those privileges.

The conservatory is to be located to the rear and measure 3.5m in width. Extending to the rear the depth of the proposal is to be 3m. The roof is to be a standard pitched roof with clear glazing.

Relevant Planning History:

07/0267/FULL – Formation of a vehicular access and hardstanding. Application Refused 05/03/2007

07/0763/FULL – Conversion of existing dwellinghouse to provide 4 self-contained flats. Application Approved 13/08/2007.

Consultations:
None

Representations:
None

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

Due to the location of the proposed development to the rear of the dwelling it will not be visible from the public realm. Therefore it is considered not to have any visual impact on the character of the area. Due to the scale of the proposal it is considered to be a subservient form of development that is appropriate to the residential setting.

Residential Amenity

No detrimental impact to the neighbouring dwellings due to the minor scale of the proposal in accordance with the above SPG.

The neighbouring property to the west (No.115) would potentially be most affected by the proposed development with the introduction of a conservatory on their boundary. The property to the east, due to the separation and the height of the proposed development is not considered to be impacted. Furthermore, the use as a Labour Club reduces the perceived impact.

With the nature of the development being minor and if the application site was not a flat then it would fall under permitted development.

Whilst it is appreciated that there will be an introduction of a development on the boundary due to the single storey nature it is not considered that the height of the extension would result in an overbearing or overshadowing impact on the neighbouring properties.

As such it is not considered that the proposed extension would result in a demonstrable impact on the neighbouring properties.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit

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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: 05/02/2024

Authorised by: Louise Prew Date: 05/02/2024