Expiry Date - 30/09/2025

Development Management – Delegated Officer Report

Application Number: AWDM/1015/25 **Recommendation – APPROVE**

Site: **6 Westdean Road Worthing West Sussex BN14 7RE**

Proposal: **Rear conservatory**

Date of site visit: 29/09/2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings
The site is located to the northern side of Westdean Road, within a residential area of Worthing. The property comprises of a single storey bungalow with brick elevations. The front garden has been converted for parking with a side access to the rear garden.

The neighbouring property to the west has a single storey rear extension infilling between the rear outrigger and the boundary shared with the application site.

The property is not within a conservation area and is not a listed building.

Proposal

Planning permission is sought for a rear conservatory to the northern side. The extension proposed has a width of 3.3m at a depth of 4.1m. Within the rear elevation there is proposed to be a large amount of glazing facing the rear garden, and the eastern elevation hosts some French doors providing access to the rear. The roof on the proposed extension would be pitched with glass.

The proposed extension would be finished with a brick plinth and then upvc and glazing. The western elevation will be upvc above the brick plinth.

Relevant Planning History:
None

Consultations:
None

Representations:
None received

Relevant Planning Policies
National Planning Policy Framework (2024)
National; Planning Practice Guidance
SPG ‘Extending or Altering Your Home’ (WBC)

Expiry Date - 30/09/2025

Worthing Local Plan (2023) 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)

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. The proposed brick plinth would match the host dwelling. The other materials used would not match the brickwork of the rear elevation but are acceptable given the modest size of the conservatory and that they are a common form of extension.

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 the neighbours to the sides at No.8 and No.4.

No.4 is located to the east of the application site and won't be affected by the proposal due to its modest scale and separation from the common boundary as well as the existing building arrangement screening the majority of the proposal.

The property to the west, no. 6, would be the most affected by the proposal. With their own flat roofed extension on the boundary this is considered to create a tunnelling effect at the present time. The introduction of a conservatory would not cause significant impact on the neighbouring property in terms of overbearing or overshadowing due to the existing relationship. It is noted that the extension is deeper than the neighbours but the additional depth is not considered to result in a detrimental loss of light to neighbouring windows, nor feel overbearing.

The single storey nature of the proposal would ensure that there is not any demonstrable overlooking achieved through the introduction of windows on the rear elevation of the conservatory. There are no windows proposed in the west side wall of the conservatory that would not be fixed shut or obscure glazed, which ensures that there is no overlooking to the neighbouring property that would not already be available from within the site.

The windows to the rear of the extension overlook the applicants rear garden, with boundary screening there is not considered to be any unacceptable level of overlooking achieved. With significant depth to the site there is not considered to be any overlooking to the rear with the properties on Broomfield Avenue.

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

Expiry Date - 30/09/2025

Recommendation

APPROVE subject to Conditions:-

1. Drawing numbers
2. Standard time limit
3. Obscure glazing on western elevation

Informative

1. Approved without discussion

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

Case Officer:	Finlay Gardner	Date: 30/09/2025
Authorised by:	Louise Prew	Date: 30/09/2025