Expiry Date - 27/08/2025
Extension of Time -

Development Management – Delegated Officer Report

Application Number: AWDM/0869/25 **Recommendation: – APPROVE**

Site: **11 Wiston Avenue Worthing West Sussex BN14 7QP**

Proposal: **Removal of conservatory and erection of single storey rear extension**

Date of Site Visit: 16/09/2025

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings
The application site is a two storey semi detached property with parking to the front and access to the rear garden via the side of the property. To the rear there is a conservatory, the side has a car port.

The property is located within the built-up area boundary, not within a conservation area and the site is not listed.

Proposal
The proposed extension to the rear of the site is to be 3m in depth on the western side of the property and run the full width of the property creating a flat rear elevation. Currently there is a conservatory to the rear which will be demolished.

Relevant Planning History:
AWDM/0870/25 - Application for Certificate of Lawfulness for single storey side extension and side dormer **STATUS:** Application Permitted 29th September 2025.

Consultations
None

Neighbour Representations
None

Relevant Planning Policies:
Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2024)
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 works to the rear there are not considered to be views available from within the public realm. The materials are proposed to match which complement the existing building and the scale is subordinate.

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 property is the neighbours to the west at No.13. The extension is not considered to be of a depth or height that would result in a level of overshadowing or overbearing that would be demonstrable to the residential amenity space or windows of this neighbouring property. There are no windows proposed in the side wall of the extension, which ensures that there is no overlooking to the neighbouring property that would not already be available from within the site.

The extension is set in from the boundary with no. 9 and their house is set in from their boundary ensuring there are no overbearing impacts or undue loss of light. The eastern side facing window will face towards this property but it is noted that the neighbours have a similar side facing window in their conservatory.

The windows to the rear of the site overlook the applicant's rear garden. With significant depth to the site there is not considered to be any overlooking to the rear with the properties on Adversane Road.

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

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No windows in west side elevation

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: 07/11/2025

Authorised by: Louise Prew Date: 07/11/2025