Expiry 10/03/25

Development Management – Delegated Officer Report

Application Number: AWDM/0034/25 **Recommendation: APPROVE**

Site: 22 Crowborough Drive

Proposal: Single Storey Rear Extension

Date of Site Visit: 27th Feb 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

Single storey bungalow on the north side of the road. Bungalows either side. Proposed single storey extension directly to the rear of the bungalow. Extension measures 5 metres in depth and across the full width of the property.

Planning History:

No relevant history.

Consultations: None

Representations: None

Relevant Planning Policies:

Adopted Worthing Local Plan (2023): SP1, DM5

National Planning Policy Framework (CLG 2024)

Planning Practice Guidance (CLG 2024)

Planning Assessment

The rear flat roof extension would have no impact on the street scene with no public views to the rear of the property (gardens to the north). The main issue in this case is whether the extension would have any adverse impact on neighbouring properties.

As the following google earth image highlights there are various flat roof extensions to the neighbouring properties and existing 1.8 close boarded fencing to both boundaries and mature landscaping on the boundaries. In addition, the proposed flat roof extension would be set in from both boundaries (separated by linked garages to the west) and would replace existing rear extensions. There are no windows proposed in the east and west elevations (this can be controlled by removing PD rights) and therefore the proposed extension would have no adverse impact on neighbours in terms of overbearing impact or loss of privacy.

The extension is to match the main dwelling with rendered elevations.



Recommendation

01 Standard Time Limit
02 Approved Plans
03 Matching materials
04 No additional windows in the East and West Elevations.

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

Case Officer: James Appleton Date: 07/03/2025

Authorised by: Stephen Cantwell Date: 10/03/2025