Expiry Date - 15/05/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0311/25 **Recommendation – APPROVE**

Site: **59 Cranleigh Road Worthing West Sussex BN14 7QW**

Proposal: **Single-storey rear extension (following removal of conservatory)**

Date of site visit: 22.04.25

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the west of Cranleigh Road and is part of a terrace of properties. The neighbours to the south have undergone some alterations to the rear. The application site has an existing small conservatory and there is an attached joint former outbuilding (now incorporated into the conservatory) which spans the boundary between 59 and 61. Cranleigh Road has no set character with a number of property sizes, scales and designs amongst the terraces.

Proposal

The application involves the demolition of the existing conservatory and the erection of a single storey rear extension projecting 3.07m deep for virtually the full width of the property. The extension would have a lean to roof with two roof lights and a window/doors to the west elevation. The extension would incorporate the existing northern wall of the conservatory.

Relevant Planning History:

None Relevant

Consultations:

None undertaken

Representations:

None

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5

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National Planning Policy Framework (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

The proposed extension would be at the rear of the property and although larger than the existing conservatory it would not be visible from the public realm and is not considered that it would be out of character. The extension would be in brick with matching tiles to complement the existing building.

Residential Amenity

The most affected properties are 57 and 61 Cranleigh Road.

In terms of No 57 this property has been extended to the rear with a full width addition to a depth of approx. 3m. No windows to the north elevation. The proposed extension would not appear to project beyond this addition. The proposed extension would be north of No 57 and would not cause detrimental loss of light, visual impact or overlooking of this property.

With regards to No 61 the properties appear to share a former outhouse building between the properties. The proposal will involve the removal of part of the former outhouse for the No 59 (which is now part of the conservatory) and part incorporate it within the proposed extension. The north wall of the conservatory would be retained and the pitched roof built above. The proposed extension would be no deeper than the existing conservatory on the boundary with No 61. The only additional element in context to No 61 is the proposed pitched roof. Although the extension with new pitched roof would be south it is not considered that it would cause loss of light, visual impact or overlooking of No 61.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No Additional openings

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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: Jackie Fox Date: 07.05.25

Authorised by: Louise Prew Date: 19/05/2025