

Development Management – Delegated Officer Report

Application Number: AWDM/0374/26 **Recommendation:** – APPROVE

Site: 4 Shandon Road Worthing West Sussex BN14 9DY

Proposal: Single storey rear conservatory extension (retrospective)

Date of Site Visit: 14/05/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application site is located on the eastern side of Shandon Road which is characterised by semi-detached properties with long and thin gardens. To the front of the site there is a small front garden with access to the rear to the north of the dwelling leading to the rear of the site. The site has an existing conservatory which runs the full width of the existing property.

The neighbour to the south has a single storey rear extension approximately 4m in depth. The detached property to the north of the site is set forward from the application site and has a conservatory to the rear which runs just past the original rear elevation of the application site.

Proposal

The application is for a retrospective extension to the existing conservatory to the rear of the site. The proposal added approximately 1.25m to the depth of the conservatory creating a total depth of 3.5m to the rear. The eaves height is 2.25m with a maximum height of 3m where it connects to the rear elevation of the host building.

Relevant Planning History:

None

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 to the rear of the site there are not any views that are available from within the public realm. As such it is considered that the development would be acceptable in terms of visual amenity.

Residential Amenity

With the minor increase in the depth of the development, it is not considered that there are any adverse impacts on the neighbouring properties. The neighbour to the south of the site is the one most affected by the development and with their own extension to the rear of the site it is considered to mitigate any overbearing, overlooking or loss of light.

No 6 is a detached house located to the north of the site. The minor increased depth combined with the separation distance of 2.3m from the neighbour's conservatory means the development does not have an adverse impact in terms of increased sense of enclosure or loss of light. The increased depth of 1.25m does not result in increased overlooking due to the single storey nature, boundary treatment screening and separation distance.

As such it is not considered that the development has adversely impacted neighbouring amenity and is therefore in accordance with policy DM5 of the Worthing Local Plan.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers

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: 02/06/2026

Authorised by: Louise Prew

Date: 04/06/2026