Expiry Date - 20/06/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0539/25 **Recommendation – APPROVE**

Site: **14 Sandwich Road Worthing West Sussex BN11 5NT**

Proposal: **Single storey rear extension to replace an existing conservatory. Single storey workshop extension to the rear of an existing detached garage.**

Date of site visit: 02.06.2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a detached mid-C20 house located on the east side of Sandwich Road within an established residential suburb of the town. It has been enlarged at the rear by an L-shaped conservatory. A driveway runs along the north side elevation leading to a double-length detached garage set back into the rear garden. The elevations of the dwelling consist of a mix of brickwork and roughcast render. The front elevation includes a double-height canted bay window with gabled roof detailed with 'Mock Tudor' timber boarding. The gabled front elevation of the garage building includes a similar detail.

The adjoining detached houses on either side are of a similar characterful design and appearance.

The site is not listed or locally listed or within a conservation area. There are no TPO trees on the site.

The site is within EA Flood Zone 1.

Proposal

Permission is sought to replace the existing conservatory with a solid-built extension on the same footprint. It would extend almost the full width of the dwelling (6.8m) with an overall depth of 6.75m on the south side and 2.85m on the north side. It would be constructed in brick with a dual-pitched tiled roof having a centrally positioned ridge (4.2m high) extending 2.9m rearwards with the 'wraparound' element on the south side having a lean-to roof. The eaves on either side would be 2.5m high.

The extension would provide a ‘reading room’ and utility room. A log-burner is proposed in the southeast corner with a flue pipe extending 2m above the eaves of the extension.

A proposed brick-built workshop extension attached to the rear wall (east) of the garage is proposed. It would be 4.2m deep set in nominally from the side walls of the existing garage building, with a dual-pitched tiled roof 3.2m high. It would be used in connection with the Applicant’s beekeeping hobby.

Relevant Planning History: None.

Consultations: None.

Representations: None received.

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

The proposed rear extension is subsidiary in scale, and its proportions, pitched-roof form and use of matching materials will complement the appearance of the host dwelling. Glimpsed views of it may be possible through the gaps between the houses, but the extension will not dominate the appearance of the house or otherwise detract from the street-scene.

The garage extension will not be visible in public view.

Residential Amenity

The most affected properties are those on either side, nos 12 and 16.

No.12 to the south appears to be of an identical layout to the application property with a driveway to the north side of the house leading to a detached garage set back into the rear garden. The proposed replacement extension will be prominently visible from windows in the north elevation of No.12 across the driveway and above the boundary fencing. However, these windows all appear to serve non-habitable accommodation (kitchen/WC/bathroom/landing). It is not considered the extension would give rise to an unacceptable loss of light or overbearing impact.

Openable windows proposed in the south elevation of the extension would face towards the neighbour's windows above the boundary fence. However, it would be difficult to justify a requirement for these to be fixed shut or obscure-glazed since the potential for overlooking would be no worse than currently exists. It was noted on site that internal blinds are used to manage privacy and no doubt a similar arrangement would persist in the event of approval.

The proposed log-burner flue would be sited adjacent to the front of the neighbour's garage. The height of the flue is necessary to comply with building regulations. Although visible from the neighbouring property, it would not be harmful to residential amenity.

There would be a gap of over 3m between the north side of the proposed extension and the site boundary with No.16 to the north. The proposed extension would extend only 2.85m beyond the rear wall of the main house at this point and would have no adverse impact on the amenities of No.16. A high-level window is proposed in the north side elevation. However, as above, it would be difficult to justify imposing restrictions on any future alteration to this window given the existence of glazing to the north side of the existing conservatory.

The workshop extension to the garage building is required to accommodate the householder's beekeeping paraphernalia used in connection with a hobby and freeing up space in the existing garage to house an additional vehicle. It is modest in scale and would have no adverse neighbour impacts.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. Incidental use of workshop extension
5. No openings to north side of workshop extension.

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: Jo Morin Date: 16.06.2025

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Authorised by: Louise Prew Date: 16/06/2025