# Development Management – Delegated Officer Report

**Application Number: AWDM/1446/24 Recommendation: APPROVE**

**Site: 49 Forest Road Worthing West Sussex BN14 9LW**

**Proposal: Removal of conservatory and construction of single-storey side/rear infill extension.**

**Date of site visit:** 14/01/2025

**Neighbours checked:** Y

**Additional neighbour notifications**: N

**Site and Surroundings**

The site is located on the western side of Forest Road. The site contains a two-storey semi-detached house. A lean to garage door is located to the side. An existing infill conservatory is located to the rear.

The site is not in a conservation area and does not contain a listed building or protected trees.

**Proposal**

The development proposes a single storey rear extension following removal of the conservatory. The extension would be the same depth as the existing rear projection of the house. The extension would allow for an open plan kitchen and living area.

The development will be brick with white uPVC windows and aluminium patio doors.

New windows will be formed in the northern elevation of the building in the place of the existing door to the garden.

**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 application proposes a single storey infill extension no deeper than the existing rear projection of the house. The development will not be visible in the street scene. The single storey nature and matching materials ensures the development complements the existing house.

High level windows on the side of the main house replace an existing door/windows and are considered an acceptable design.

***Residential Amenity***

The residents which may be affected by the extension are located to the south, no. 47 This property has its own rear extension of the same height which projects further along the shared boundary than the proposed extension. There are therefore no impacts on amenity for neighbours of this property.

High level windows will be formed in the north facing wall of the building but these replace existing windows and doors and are not considered to result in a loss of privacy.

**Recommendation**

**APPROVE** subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials

**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: Louise Prew Date: 16/01/2025

Authorised by: Jo Morin Date: 17.01.2025