Expiry Date - 09/04/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0069/25 Recommendation – APPROVE

Site: 303 Brighton Road Worthing West Sussex BN11 2HL

Proposal: Alterations to roof and windows at first floor front sun room; new roof and glazing for existing rear extension

Date of site visit: 11/11/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a property on the northern side of Brighton Road. The properties are situated comfortably within their plots. The properties are semi-detached in nature with gardens to both the front and the rear. The application site has converted part of the front garden area for parking and access to the garage to the rear. To the front there is a first-floor sunroom and the property has been extended to the rear.

Proposal

The proposal relates to alterations to windows on the sunroom to the front. A new roof on the existing rear extension the roof would be a 15-degree pitched tiled roof to match the existing and on the side there would be a parapet wall on the boundary with the neighbouring property. There would also be new glazing on the rear extension.

Relevant Planning History:
None

Consultations:
None

Representations:
None

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

Due to the location of the proposed development, there will be an impact on the visual amenity of the street scene. This is due to the location of the sun room to the front of the host dwelling. A number of properties within the locality have the sunrooms converted in a number of different ways. The tiled roof and windows proposed are considered to match the rest of the street scene. The patio doors also match the existing so are not considered to be an alteration that would be unacceptable as they would fit in with the street scene.

With the other works being located to the rear of the site and not visible from the public realm it is not considered that there would be any other impact on the street scene.

As such it is considered that the proposed works to the site would result in an acceptable impact on the visual amenity.

Residential Amenity

Due to the works proposed not increasing any footprint or openings that are not already there the impact of the proposal is not considered to result in any unneighbourly impacts.

The attached property to the east would likely be the most affected by the proposals however, due to the location of the works these impacts are not considered to cause any overbearing or oppressive impacts. The alteration that would likely have the greatest impact would be the changing of the roof on the single storey rear extension. This is due to the introduction of the parapet wall on the boundary increasing the height on this boundary by about 20cm. Due to the presence of the existing extension, the rest of the roof sloping away from the neighbour, and the minimal additional height it is considered to mitigate any potential overshadowing or overbearing impact.

The window to the front of the site would face the road and not provide any views which are not already available from within the public realm.

It is not considered that the proposed alterations would result in a demonstrable impact on the neighbouring properties.

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: Finlay Gardner Date: 09/04/2025

Authorised by: Louise Prew Date: 09/04/2025