Expiry Date - 30/10/2025

Development Management – Delegated Officer Report

Application Number: AWDM/1010/25 **Recommendation – APPROVE**

Site: **1 Coniston Road Worthing West Sussex BN12 6JU**

Proposal: **Removal of existing porch, new larger porch to same location**

Date of site visit: 14th October 2025.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site, 1 Coniston Road, is situated within an established residential area in Worthing. It is located on a corner, facing two streets, Coniston Road and Windermere Crescent. The property comprises a detached bungalow with facing brick elevations, an interlocking tiled hipped roof and white UPVC openings. The front garden comprises hard landscaping with a number of shrubberies planted, mainly alongside the curtilage of the property which creates a taller boundary.

The property is reflective of the prevailing character of the area, of which consists of detached/ semi-detached modest sized bungalows of a similar form, scale and plot size.

The property is not listed, not located within a conservation area, and there are no protected trees on site.

Proposal

Planning permission is sought for the removal of the existing porch, and the erection of a larger porch in the same location.

The proposed porch is to contain facing brickwork to match the existing property, proprietary roofing membrane in dark grey, and white uPVC framed double-glazed windows and doors.

The existing porch is approximately 1.85m depth x 1.34m length.

The proposed porch is approximately 1.81m depth x 2.3m length.

At the officer site visit it was noted that a section of tall trellis fencing has been erected on part of the eastern edge of the front garden. This is unauthorised and the Applicant has been advised to lower or remove it.

Expiry Date - 30/10/2025

Relevant Planning History:

AWDM/1211/24- Single Storey Extension to the front elevation (Approved 20th November 2024).

Consultations:

Worthing Society: "*Thank you for your email in respect of the above-mentioned planning application. I am writing to advise you that as this proposal does not concern listed building, locally listed building or a conservation area this falls outside our remit."*

Sustainable Water Management Officer: "*Thank you for your consultation on the above site. We have reviewed the application as the drainage consultant acting on behalf of the Council and wish to make the following comments. The applicant is applying for the removal of existing porch and addition of a new larger porch to same location. The application is to Worthing Borough Council. Following a review of the submitted information, we have no objection on surface water grounds. Due to the site, size, location, and type of development we would recommend the approval of the application".*

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

Although slightly larger than the existing porch, the proposed porch would be subsidiary in form and scale to the existing building. Due to this, the porch relates well to the existing building and will not appear out of place. The proposed materials are acceptable and will match the existing building.

Despite the proposed porch being situated at the front of the bungalow, the substantial number of shrubberies and its contained location within the L-shape of the bungalow helps to restrict views from the street scene and highway. It

will not appear too dissimilar to the existing porch with it only being partially larger.

As a result of the above, the proposed porch will not appear visually out of keeping and will not detract from the character of the area.

Residential Amenity

As is the case with the existing porch, the proposed porch will be contained within the L-shape of the bungalow. No impact on residential amenity is to occur as a result of the proposed porch.

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:	Tom Westerman	Date: 29/10/2025
Authorised by:	Jo Morin	Date: 30.10.2025