## Development Management – Delegated Officer Report

**Application Number:** **AWDM/0440/25** **Recommendation: APPROVE**

**Site: 21 Bury Drive, Worthing West Sussex**

**Proposal: Proposed single storey rear extension and internal alterations**

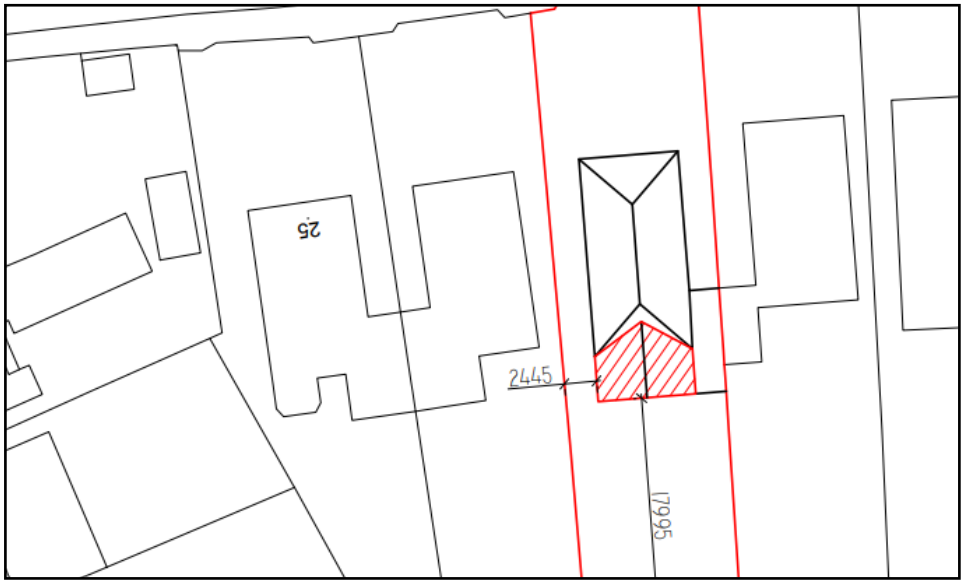
**Date of Site Visit: 23th May 2025**

**Neighbours Checked: Y**
**Additional neighbour notification: N**

**Proposal, Site and Surroundings:**

The proposed development is to the rear of a detached bungalow. An existing conservatory has been taken down in readiness to extend the property.

The extension would be in line with an existing flat roof garage.




**Planning History:** None relevant

**Consultations:** none

**Representations:** None received

**Relevant Planning Policies:**

Worthing Local Plan (2023): SP1, DM5

National Planning Policy Framework (CLG 2024)

Planning Practice Guidance (CLG 2024)

**Planning Assessment**

The extension is entirely to the rear so would have no impact on the streetscene. The development will be finished in matching materials to ensure ti complements the existing house. It is subsidiary in scale.

The aerial photo shows the relationship with adjoining properties. There would be no impact on the neighbour to the east as only the low pitched roof would be visible over the existing flat roof garage. To the west there is a sizeable gap to the neighbour and as a result of the low pitched roof the extension would not result in any loss of light or be overbearing (the properties face southwards in an event).




The extension is acceptable in planning terms.

**Recommendation to APPROVE**

01 Approved Plans
02 Time limit
03 Materials (walls) to match existing rendered finish

**Is recommendation contrary to letter(s) of representation?** N

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| Case Officer: | James Appleton | Date: 23/05/25 |
| Authorised by: | Louise Prew | Date: 23/05/2025 |