

## **Development Management – Delegated Officer Report**

**Application Number:** AWDM/0950/26

**Recommendation:** – APPROVE

**Site:** 27 Palatine Road Worthing West Sussex BN12 6JR

**Proposal:** Demolition of conservatory. Proposed single storey rear extension, front porch and carport to east side (in front of existing garage)

**Date of Site Visit:** 18/08/2026.

**Neighbours Checked:** Y

**Additional Neighbours Notified:** N

### **Site and Surroundings**

The site, 27 Palatine Road, is situated within an established residential area in Worthing. The site comprises a two-storey semi-detached dwelling with a pitched roof. The immediate locality is characterised predominantly by two-storey dwellings, with the majority being either link-attached or semi-detached, set within individual plots, typically with private rear gardens and relatively long front driveways leading to garages. The application property also follows this pattern.

The property is not a listed building and is not located within a conservation area. There are no Tree Preservation Orders affecting the site.

### **Proposal**

Planning permission is sought for the demolition of a conservatory, and the erection of a proposed single storey rear extension, front porch, and carport to the east side (in front of the existing garage) of the property.

The proposed single-storey rear extension will extend to a maximum depth of approximately 3.96m and 6.01m wide. It will feature a lean-to roof with a height of approximately 3.65m.

The existing conservatory, which is to be demolished, extends to a maximum depth of approximately 2.52m and 5.78m wide. It contains a lean-to roof approximately 2.96m in height.

The extension will be constructed in brickwork to close match the existing, and a lean-to roof with Sandtoft 20/20 interlocking tiles. Three rooflights are proposed on the roof, and DG Bi-fold sliding doors on the rear (south) elevation. No side elevations are proposed on the extension.

Following amendment the front porch is proposed to be approximately 3.51m in height, 2.47m wide, and extend approximately 1.3m forwards on the front (north) elevation. It is to contain a plain tiled roof, brickwork walls to closely match the existing, and a new DG feature front door containing a sidelight and fanlight.

A new carport is also proposed with a polycarbonate roof. This is to be situated in front of the existing garage but will be set back from the principal (front) elevation.

### **Relevant Planning History:**

No relevant planning history.

### **Consultations**

#### **Southern Water**

##### **"No Objections"**

*Southern Water has no objections to this proposal.*

*Please note, surface water should not be disposed of into a public foul sewer and must comply with the Hierarchy of H3 of the Building Regulations. For more details, refer to the Drainage and Waste Disposal: Approved Document H on the GOV.UK website.*

*Any new connections to the public sewerage system will require a New Sewer Connection application (also known as a Section 106) to be submitted and approved by Southern Water.*

##### **Proposed works involve demolition**

*In order to protect and safeguard the existing water supply apparatus, Southern Water requests formal notification of any proposed demolition works prior to such works being undertaken.*

*Due to legislative changes effective from 1st October 2011 regarding the ownership of sewers, it is possible that a sewer now deemed to be public could be crossing the development site.*

*Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site. If this happens, please call our Customer Service Desk on 0330 303 0119*

*For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119)*

*Website: [southernwater.co.uk](http://southernwater.co.uk) or  
by email at: [SouthernWaterPlanning@southernwater.co.uk](mailto:SouthernWaterPlanning@southernwater.co.uk)*

### **Neighbour Representations**

None received.

### **Relevant Planning Policies:**

Worthing Local Plan policies (WBC 2023): SP1, DM5  
National Planning Policy Framework (MHCLG 2026)  
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 extension would be subsidiary in form and scale to the existing building and would be finished in brickwork to closely match the existing building. It would also replace the existing conservatory and would only be slightly larger. As such, the extension would relate well to the existing building and would not appear out of place. The lean-to roof is considered acceptable given the minor scale of the extension.

The extension would be located to the rear of the building, with only glimpsed views of it visible from the road. As such, it would not appear visually out of keeping with the existing building or detract from the character of the area.

The proposed porch will be a prominent addition to the front of the house but following a reduction in depth by 0.5m it will not appear as an over dominant feature. It will be finished in brickwork and tiles to closely match the existing building. The proposed carport would be positioned forward of the existing garage and would not be fully enclosed, meaning that the other features of the dwelling would remain visible. The porch and carport are therefore considered to be visually acceptable.

### ***Residential Amenity***

The neighbouring properties most affected by the proposed development are those immediately adjacent at 29 Palatine Road (to the west) and 25 Palatine Road (to the east).

#### **29 Palatine Road**

29 Palatine Road is located to the west of the application site and consists of a two-storey semi-detached dwelling. The properties are separated by fencing.

Firstly, there are no openings proposed on the extension directly facing No.29. As such, there would be no loss of privacy or overlooking as a result of the proposed extension.

Moreover, the proposed extension would only extend approximately 1.44m further into the rear garden than the existing conservatory. No.29 also contains a rear extension of its own which extends to a similar depth to the proposed extension. The garage between the properties provides further separation distance. As such, the impact on receipt of light to openings on the rear (south) elevation of No.29 would be limited.

The proposed porch and carport would have no impact on No.29.

As a result of the above, there would be no overlooking or loss of privacy to the occupants of No.29, nor would there be any unacceptable loss of light.

### 25 Palatine Road

25 Palatine Road is located to the east of the application site and consists of a two-storey semi-detached dwelling.

Firstly, there are no openings proposed on the extension directly facing No.25. As such, there would be no loss of privacy or overlooking as a result of the proposed extension.

Secondly, the existing structure south of the garage is to be retained. This would largely screen the proposed extension from No.25. Additionally, the existing garages provide a separation distance between the properties, which limits any impact on receipt of light to openings on the rear (south) elevation of No.25. No.25 also contains a single-storey rear extension of its own which is broadly in line with the application site's existing conservatory. As such, the proposed extension would only extend partially further than the extension at No.25.

The proposed porch would have no impact on No.25. Although the access to their garage would appear differently for the occupants of No.25, the proposed carport would not have any impact on residential amenity.

Due to the lack of side openings, the separation distance provided by the garages, the screening provided by the retained structure, and the existing extension at No.25, there would be no overlooking or loss of privacy to neighbours, nor would there be any unacceptable loss of light.

### **Recommendation:**

**APPROVE** subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to side elevations of extension

### **Informative**

Pro Active Amendment

Southern Water Advice

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

Case Officer:

Tom Westerman

Date: 08/09/2026

Authorised by: Jo Morin

Date: 09.09.2026