EXPIRY - 23/05/25

Development Management – Delegated Officer Report

Application Number: AWDM/0409/25 **Recommendation: APPROVE**

Site: No 3 Salvington Gardens, Worthing West Sussex

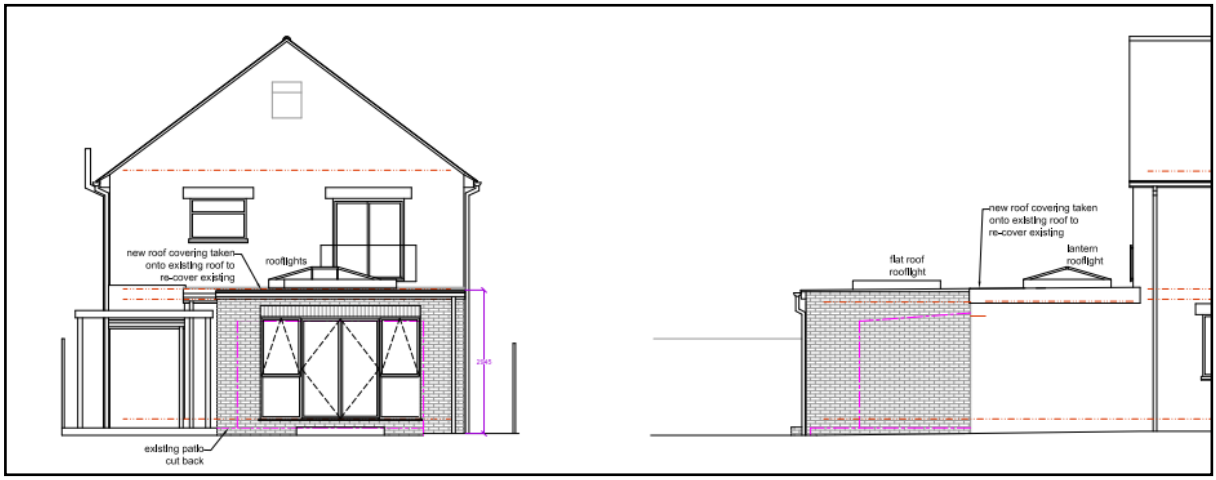
Proposal: Demolition of conservatory and erection of single-storey rear extension plus new roof lantern within existing flat roof

Date of Site Visit: 20th May 2025

Neighbours Checked: Y
Additional neighbour notification: N

Proposal, Site and Surroundings:

The proposed development is to the rear of a detached house on the south side of Salvington Gardens. The application seeks to replace a small lean to conservatory with a larger flat roof extension with a large lantern light.



Planning History:

No relevant recent planning history.

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 proposed extension would replace an existing small conservatory at the rear of the property. The house sits deeper into its plot than its neighbours and the extension will therefore be relatively deep into the garden. However, it is set in from boundary and would have no adverse impact. The proposal, being at the rear, would have no impact on the street scene or visual amenities of the area.

The extension is therefore acceptable in planning terms.

Recommendation to APPROVE

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

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

Case Officer: James Appleton Date: 21/05/25

Authorised by: Peter Barnett Date: 22 May 2025