Expiry Date - 06/05/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0300/25 **Recommendation – APPROVE**

Site: **30 Forest Road Worthing West Sussex BN14 9NB**

Proposal: **Alterations to conservatory to form rear extension with flat roof; rebuild rear decking; new door in side elevation with steps**

Date of site visit: 02/06/2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings
The site is located to the east side of Forest Road in a predominantly residential area. The road is characterised by semi-detached 2 storey dwellings. The properties have off road parking with front and rear gardens. The properties sit comfortably within their plots.

To the rear of the existing site next to the outrigger there is a conservatory with raised decking to the rear. The conservatory has an eaves height from the ground of 3.1m and a maximum height of 4m.

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

Proposal
The amended application proposes a single storey rear extension in the place of the existing rear conservatory. The proposed new extension would be flat roofed with a sky lantern incorporated. The depth is proposed to be approx. 3.45m to the same width as the existing rear conservatory to go from the boundary to the outrigger. The extension is proposed to be located on the top of the decking 0.85m from ground level. The eaves of the proposed extension closest to the house would be 3.7m from the ground and furthest from the house it would measure 3.8m.

In addition to this there is a side door introduced to the northern elevation with steps to access the property.

Relevant Planning History:
None

Consultations:
None

Representations:

"My neighbour, James, at 30 Forest Road, BN14 9NB has been in consultation with me since before their application for a new roof to their conservatory, new decking and door. I am happy for the work to go ahead and support the urgent need for their leaking conservatory roof and unsafe decking to be replaced as soon as possible, especially as they have very young children and safety is paramount."

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 works to the rear there are not considered to be views available from within the public realm. The materials are proposed to match which complement the existing building and the scale is subordinate.

The proposed door and steps to the side, due to the topography is also not considered to be visible from within the public realm and therefore would not be detrimental to the visual amenity of the site. If any glimpse views of the door would be available they are not considered to be demonstrable due to the residential nature of the area and it not being uncommon to have side doors.

There would be no significant adverse impact on the character of the property or the visual amenities of the locality as a result of this application.

Residential Amenity
The most affected property is the neighbours to the south at No.28.

No.32 is located to the north of the application site and won't be affected by the proposal due to the existing garage and relationship with the positioning of the outriggers.

The property to the south, no. 28, would be the most affected by the proposal. Due to the elevated position of the extension on the 0.85m decking there will be some impact in relation to overbearing on the neighbouring property from this application. This is partially mitigated when considering the existing relationship with a conservatory in the current position on the boundary. The overall extension will have a lower height adjacent to the house but higher eaves height towards the garden. The applicant was asked to consider options for a mono-pitched roof to reduce the overall eaves height. However, this was not possible and instead the overall flat roof was reduced in height by 15cm. Whilst this will still create an overbearing impact on the neighbouring property

it is not considered to worsen the existing arrangement to a level that would warrant refusal of the application.

The extension is to the north of the neighbouring property reducing impacts on sunlight levels.

There are no windows proposed in the side wall of the extension, which ensures that there is no overlooking to the neighbouring property that would not already be available from within the site.

The decking is already in place and the situation won't worsen with the proposed decking.

The door on the northern elevation would not provide any views into the neighbouring property with the existing boundary screening and the presence of the window which currently provides views. As such the door and steps would be acceptable.

The windows to the rear of the site overlook the applicant's rear garden; there is not considered to be any unacceptable level of overlooking achieved. With significant depth to the site there is not considered to be any overlooking to the rear with the properties on Bramley Road.

There would be no significant detrimental impact on the residential amenities of adjacent occupiers as a result of this proposal.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No side windows

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: 27/06/2025

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Authorised by: Louise Prew Date: 27/06/2025