Expiry Date - 20/08/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0786/25 **Recommendation – APPROVE**

Site: **Warren Lodge Western Place Worthing West Sussex**

Proposal: **Removal of existing 1980s wood and glass rear conservatory and associated works of making good**

Date of site visit: 11/08/2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is an unusual detached three-storey house located on the south corner of the junction of Western Place and Western Row. The property sits in an unusually large plot for this town centre location, with a good-sized garden to the south side incorporating various mature trees, enclosed by a brick wall which sits adjacent to the pavement on the eastern boundary.

The property is identified as a Local Interest Building in the 2003 study ‘due to the unusual summerhouse constructed within its grounds’.

The site lies within the Marine Parade and Hinterland Conservation Area, which points out that although the streets are heavily parked, they retain the character of a relatively quiet residential area, with the cottages in Western Row forming an ‘enclave of distinctive vernacular architecture with a strong seafront association’. The area as a whole was largely developed by 1875. Properties are built at the back of the pavement and the streets generally convey a strong sense of enclosure.

Proposal

Permission is sought for the removal of the existing 1980's wood and glass conservatory, and to make good of the walls/render where the conservatory connected to the main house and paint any new render in similar colour to existing render.

The proposals also include a plan to re-use the existing door to the house, adjusting the floor height as necessary, and to replace lights and sockets in the conservatory with weatherproof versions where retained.

Relevant Planning History:

No relevant planning history.

Consultations:

Worthing Society – *No objection.*

Representations:

None.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM23, DM24
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)
Marine Parade and Hinterland Conservation Area Appraisal

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 and on the character and appearance of the conservation area.

Impact on Conservation Area

Firstly, as per section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is the statutory duty of councils to pay special attention to the desirability of preserving or enhancing the character or appearance of land within a conservation area.

The Marine Parade and Hinterland Conservation Area Appraisal does not mention the application site. The application site is not a listed building but is identified as a Local Interest Building in the 2003 study 'due to the unusual summerhouse constructed within its grounds'. The submitted Design and Access Statement states that the conservatory is a non-original, modern addition constructed in wood, polycarbonate, and double-glazed glass, and its demolition is intended to enhance the character and appearance of both the host dwelling and the wider conservation area.

There is no reason to disagree with this statement. Due to it being a modern addition, it does not relate well to the historic character of the property. Its removal will therefore have a positive impact on the conservation area by removing an unoriginal feature, better revealing the rear elevation of the dwelling and thereby enhancing the character and appearance of the conservation area's significance.

Visual Amenity

The conservatory does not relate well to the property in terms of appearance. It is apparent that it is a more modern addition. It is modest in size and

subsidiary to the host dwelling. The conservatory is visible in glimpses from Western Place along the site's eastern boundary, but this is limited to its roof and the top parts of the glazing. The removal of the conservatory is seen as beneficial, and the proposals will result in visual betterment. The walls/render where the conservatory connected to the main house will be made good, and the paint of the new render will be a similar colour to the existing render.

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

Residential Amenity

With the proposals being the removal of a conservatory, no neighbouring properties are to be impacted.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Making good to match

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: 12/08/2025

Authorised by: Jo Morin Date: 04.09.2025