EXPIRY 25/06/25 (EoT)

Development Management – Delegated Officer Report

Application Number: AWDM/458/25 **Recommendation: APPROVE**

Site: 5 Vancouver Road, Worthing

Proposal: Demolition of existing rear conservatory and erection of single storey side and rear extension

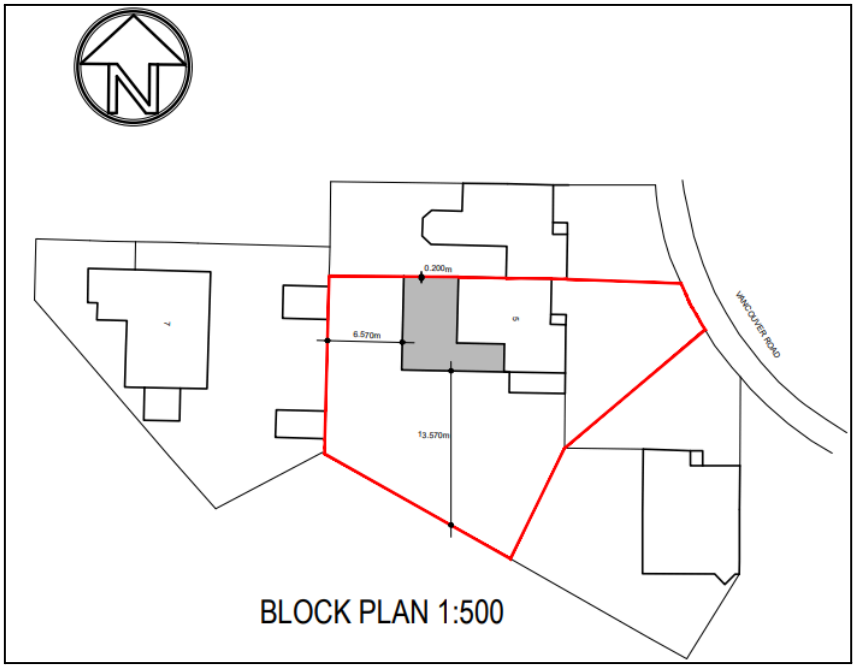
Date of Site Visit: 23/05/25

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

Two storey link detached property on a large corner plot. The proposal is to extend to the side and rear with a wrap around extension. The extension would project 4 metres to the rear.



Planning History: No relevant history

Consultations: None

Representations: None

Relevant Planning Policies:

Worthing Local Plan (2023): SP1, DM5

National Planning Policy Framework (MHCLG 2024)

Planning Practice Guidance (CLG 2024)

Planning Assessment

The proposed extension to the side has no impact on the street scene or neighbouring properties. The house sits on a large corner plot and the side extension would be located to the rear of an existing flat roofed garage.

The extension, however, also extends to the rear and projects 4 metres directly to the south of the neighbouring property No 7. This adjoining property has a large rear conservatory and this would experience some adverse effects in terms of loss of light as the extension would be built on slightly higher ground. However, the impact is mitigated by the fact that the adjoining conservatory is set away from the boundary (separated by the single garage that separates the two properties).



The Agent was requested to consider reducing the size of the extension by 0.5 metres to reduce any adverse impact on the neighbour but in response has stated that the client wants the application determined as submitted. The Agent also clarifies that the extension would be set in from the common boundary by 200 mm and that a 4 metre rear extension would be permitted development (PD). The PD is not relevant for this extension as it wraps around the side of the house. Nevertheless, it is relevant that a 4 metre rear extension would be permitted development (if no objection is received from the neighbour) and in view of the separation to the neighbours extension, on balance, the proposed extension is acceptable.

Recommendation

01 Standard Time Limit
02 No windows on north elevation
03 Matching materials

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

Case Officer: James Appleton Date: 11/07/25

Authorised by: Stephen Cantwell Date: 11/07/25