Expiry Date - 07/04/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0162/25 **Recommendation – APPROVE**

Site: **84 St Andrews Road Worthing West Sussex BN13 1HJ**

Proposal: **Demolition of existing rear conservatory and construction of new rear extension. Conversion of existing garage with new front bay window and porch.**

Date of site visit: 06/03/25

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the east side of St Andrews Road within a residential area of Worthing. The property comprise a semi-detached, two storey house with brick and rendered elevations, bay window to the front and a tiled hipped roof, with catslide roof and dormer to the north side. The property is set back from the road behind a low wall and hardstanding leading to the integral garage. There is an existing conservatory to the rear and a large garden.

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

Proposal

Planning permission is sought for a single storey extension to the rear and conversion of the garage with a new front bay window and porch. The existing conservatory would be demolished.

The proposed rear extension would measure 2.925m deep (form the original rear wall) x 3.7m wide with a flat roof of approximately 3m high. The extension would have a large picture window to the rear, French doors to the north side and would be finished in materials to match the existing building.

The garage extension would comprise a bay window extension of approximately 0.9m deep extending across the frontage to form a new porch and maintaining separation from the existing front bay window. The bay and porch extension would have a hipped roof above and the window would line through with the existing bay. The proposal would match the materials of the existing building.

The garage would be converted to a habitable room, insulated internally and forming a bedroom/playroom with ensuite.

Relevant Planning History:

None relevant

Consultations:

None required

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 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

The proposed rear extension would not be visible from the road and is subsidiary in scale and form to the existing building and would have no adverse impact on the character of the property or the surrounding area.

The proposed bay window and porch extension is to the front and therefore clearly visible in the street scene. There is no defining style to the properties in this road and wide variation in the design of front elevations. The proposal would remove the symmetry with the attached building however the works are limited to a small front bay and porch at ground floor which would not dominate or detract from the pair as a whole. The proposed bay would reflect the character of the existing bay window to the frontage and would not appear visually intrusive in the street scene.

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

Residential Amenity

The most affected neighbours are those to the sides at No.82 and 86 St Andrews Road.

No.82 is the adjoining property to the south side and is separated by a high fence and hedge to the boundary and has a conservatory to the rear and fixed

canopy adjacent to the boundary. The proposed extension would be approximately 0.25m deeper than the existing conservatory to be demolished and would extend less than 3m from the original rear wall of the house. The proposal would extend slightly beyond a line projected at 45 degrees from the midpoint of the neighbour's rear lounge doors however this is minimal and in its location to the north of the neighbour and only 0.25m deeper than the existing conservatory at No.84, this is not considered to diminish light or result in overshadowing to No.82. A single storey extension of this size and depth would not appear overbearing or oppressive to the neighbours. No windows are proposed to the south side elevation and no overlooking or loss of privacy would occur. The front bay extension would not affect this neighbour.

No.86 is located to the north side, separated by a high fence to the boundary. The proposed rear extension is over 6.5m from No.84 and would not have any adverse impact on amenity. The proposed doors to the north side would look out on to the applicant's own garden and the boundary fence and would not result in overlooking or loss of privacy. The proposed front bay extension would be chamfered to the north end and project about 0.9m further than existing. There are no primary windows to the side of the neighbour's property that would be affected by this proposal.

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

Recommendation

APPROVE subject to Conditions:-

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

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: Amanda Haslett Date: 04/04/25

Authorised by: Louise Prew Date: 04/04/2025