Expiry Date - 05/11/2025
Extension of Time -

Development Management – Delegated Officer Report

Application Number: AWDM/1151/25 **Recommendation: – APPROVE**

Site: **15 Mersham Gardens Worthing West Sussex BN12 4TG**

Proposal: **Removal of existing conservatory and replacement with a single storey rear extension; raised terrace/patio**

Date of Site Visit: 10.10.2025 (to No.16)

Neighbours Checked: Y

Additional Neighbours Notified: Y – Amended plans

Site and Surroundings

The application relates to a semi-detached, 1930s-style house located within a cul-de-sac laid out around a central area of landscaped open space. The property occupies a good-sized plot in the southwest corner of the cul-de-sac, having a narrow frontage but widening out towards the rear. It has a large irregular-shaped garden which partially bounds the churchyard of the Listed grade II* St Marys Church to the southeast and a public footpath running east-west between the churchyard and Compton Avenue to the rear (South).

The dwelling has been enlarged by rooms in the roof consisting of a hip-to-gable roof extension and large rear box dormer, plus a single-storey flat-roofed rear extension with conservatory attached to the rear of the extension. There is a detached outbuilding in the rear garden adjoining the churchyard and the east side boundary with No.14.

The site is not located within but adjoins the Goring Conservation Area, which includes the above-mentioned Church/churchyard and public footpath.

A group of sycamore trees along the rear site boundary adjoining the public footpath are subject to a TPO (No.13 of 1985).

Ground levels slope gently towards the south. Parts of the rear garden are identified as being at high/medium risk of surface-water flooding taking into account climate change.

Proposal

The application, which has been amended, seeks permission for a single-storey rear extension (replacing the existing conservatory) and raised patio/terrace with steps into the garden to the southwest. The proposed extension would be amalgamed as part of the existing (internally re-modelled) rear extension. It would extend 3.3m further to the east and an additional 3.5m to the south, having an overall width of 8.9m and an overall depth of 7.1m. The extension would be 3m high from the existing raised terrace (forming the base of the existing conservatory). 3no roof lights would be inserted into

the centre of the flat roof. The walls would be primarily rendered with the east side and south (rear) elevations (containing large patio door openings) recessed within the outer walls and roof of the extension.

An enlarged raised terrace (approximately 0.6m high above garden level) would extend further 1.2m rearwards with raised planters and steps (5.5m wide x 1.6m deep) down into the garden.

FRA (standing advice) submitted with the application confirms that floor levels will be set no lower than existing levels.

Relevant Planning History:

03/01488/FULL - Single storey rear extension
STATUS: Conditional Consent 11th February 2004. Implemented.

AWDM/0450/12 - Proposed conservatory on rear elevation
STATUS: Application Permitted 31st May 2012. Implemented.

Consultations

WSP: The Council's drainage consultant has no objection. An informative is recommended suggesting the applicant considers the use of SUDS to provide run-off betterment.

Representations

An objection to the initial submission was received from the occupiers of No.16 attached to the west side on grounds of: -

- Visually dominant and overbearing;
- Overshadowing, darkening interior rooms and resulting in increased energy demand;
- Visible and not in-keeping with adjacent conservation area;
- Over-development. The existing garden building/beauty salon is not shown on the plans.
- Increased flood risk to neighbouring garden(s) owing to increased roof area, no details of mitigation provided. Storm water run-off and water harvesting not considered.
- Condensate from the a/c unit [located on the flat roof of the rear extension] runs off the flat roof.

The neighbour notes that the amended proposed will be some 0.5 metres deeper than the existing conservatory but not as bad as the initial submission.

The Applicant has written in support of the proposals commenting that the concerns raised by the neighbour have been overstated. Nevertheless, the proposals have been amended to maintain good neighbourly relations. Every reasonable step has been taken to design an attractive, proportionate and compliant extension.

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 and Conservation Area

The upper parts of the side component of the extension will be visible in views from Mersham Gardens through the gap between Nos 14 and 15. However, it is subsidiary in scale and set well back from the front of the dwelling behind a fence/gate. Its flat-roofed form, although somewhat utilitarian in appearance, is not dissimilar to the appearance of side extensions and garage buildings located to the side of the other dwellings in this cul-de-sac. It's rendered finish will help it to assimilate with the appearance of the host dwelling and within the wider street scene.

The extension will be visible from the churchyard to the southeast (as are the existing extension, conservatory and outbuilding). However, the property benefits from a good-sized rear garden and the extension will be seen in the wider context of other domestic extensions and alterations to the suburban residential dwellings that bound the north side of the churchyard and will not detract from the setting of the Goring Conservation Area or the Listed Church.

Residential Amenity

The most affected properties are those on either side, Nos 14 and 16.

No.14 to the east consists of a similar style semi-detached house but with a shallower rear garden depth. It is sited at an oblique angle to No.15. It has been enlarged by a flat-roofed single-storey rear extension that extends approximately 3.3m westward beyond the flank of the main dwelling. The extension adjoins a detached garage building set back from the front of the house. The garage has a depth of approximately 5m adjoining the boundary with No.15. There are no windows in the side wall of the extension.

As amended, the proposed extension will be sited a minimum 1.8m from the angled side boundary with No.14, widening to 4m towards the rear southeast corner. Although the proposed extension would have no adverse over-shadowing or overbearing impacts on No.14, the wide patio doors in the side wall will increase the scope for overlooking the adjacent part of the neighbour's garden compared to the existing rear conservatory. However, a minimum gap of 3.3m will be retained between the patio doors and the site boundary and consequently it is considered the effects of overlooking will not be so intrusive as to be unacceptable.

No.16 comprises the other half of the semi-detached pair. It has been enlarged at the rear by a single-storey flat-roofed extension to the same depth as the existing flat-roofed extension at No.15. The existing conservatory at No.15 extends 2.97m further beyond the rear of the neighbour's extension; its obscure-glazed side wall visible above the c/b timber fence that marks the common boundary. A brick patio to the rear of No.16 extends roughly to the same depth as the existing conservatory at No.15, beyond which the garden drops down to the south.

The proposed extension will be set in nominally from the west side wall of the existing extension creating a shallow dogleg. It will extend 0.53m deeper than the existing conservatory. Its flat roof will be the same height as the existing rear extension, approximately 0.4m taller than the eaves of the existing conservatory. The increased height and depth of the proposed extension compared to the conservatory will have some additional enclosing impact on the outlook from the nearest rear room(s) of No.16 and some additional loss of light. However, it is considered the effects of the proposed extension will not be so severe as to warrant refusal.

The proposed enlarged patio to the rear of the extension would be relatively shallow where it adjoins the boundary with No.16. A requirement for screen fencing on this boundary has the potential to be intrusive in the neighbour's rear outlook. Any concerns about adverse overlooking would be more effectively addressed by supplementing the existing border planting to grow into a screen.

Recommendation:

APPROVE subject to condition(s):-

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

Informative

Pro-active Amendment.
SuDS informative

Is recommendation contrary to letter(s) of representation? N – Addressed by Amendment

Case Officer: Jo Morin Date: 04.11.2025

Authorised by: Louise Prew Date:04/11/2025