Expiry Date - 13/08/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0800/25 **Recommendation – APPROVE**

Site: **Bramber Mill Lane Worthing West Sussex**

Proposal: **Removal of conservatory and construction of single-storey rear extension.**

Date of site visit: 18th July 2025 (By AH)

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site, Bramber, is situated on Mill Lane within an established residential area characterised predominantly by detached and semi-detached dwellings set within generous plots, many of which have been subject to extension or redevelopment over time. The property is a two-storey detached dwelling of traditional construction, with a pitched roof and external finishes comprising plain concrete tiles and render. The rear of the property benefits from spacious private garden, bounded by a mix of close-boarded fencing and mature vegetation.

The property is not a listed building or within a conservation area. A TPO tree is located to the eastern boundary of the site, at the front of the property, and the development does not affect the TPO trees.

Proposal

Planning permission is sought for a single-storey rear extension. The existing rear conservatory would be demolished.

The proposed extension would replace the existing conservatory extending from the south part of the rear wall elevation of the dwelling to a total depth of 5.0m x 4.25m wide and extending 0.95m deeper than the existing conservatory. The extension would have a pitched roof of approximately 4.27m in height. This is the same height as the existing conservatory.

There would be bifold doors and three rooflights on the side (north) elevation, and windows on the rear (west) elevation. However, no openings are present on the side (south) elevation. The extension would be finished in painted render and plain concrete tiles to match the existing building.

The extension would accommodate further space for a lounge/dining area towards the rear of the property.

Relevant Planning History:

There is no relevant planning history.

Consultations:

None.

Representations:

None.

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 extension is to the rear of the building and would not be visible from the road.

The proposed extension would be subsidiary in form and scale to the existing building and would be finished in materials to match. Due to this, the extension relates well to the existing building and will not appear out of place.

The increase in footprint of the building via the extension (0.95 deeper), when compared with the existing conservatory, is deemed acceptable and will not have any adverse visual amenity impacts.

The proposed extension is to contain less openings than the existing conservatory. It will be the same height as the conservatory and utilise the same materials as the property. Consequently, the extension will appear visually sympathetic to the building and application site.

Residential Amenity

The most affected neighbours are those to the sides at Cheriton Highview and Fairview, and to the rear at 6 High View.

Cheriton Highview is located to the south side of the application site and consists of a large, detached chalet house that currently extends further back (southwest) than Bramber. The properties are separated by fencing and vegetation. The proposed extension would extend 0.95m further to the rear than the existing conservatory but would be the same height as existing. Although the extension is deeper, it would remain set in from the boundary of the properties by 1.1m. The extension is also to be in line with the existing footprint of Cheriton Highview in terms of how far they extend into their gardens. No openings from Cheriton Highview were observed directly facing the existing conservatory. Likewise, there are no openings on the proposed side (south) elevation of the extension facing Cheriton Highview. As such, there would be no overlooking or loss of privacy to neighbours, nor would there be any loss of light.

Fairview is located to the north side of the application site and consists of a two-storey chalet house, separated by fencing. The proposed extension is single-storey and approximately 8m from the boundary with this property. As such, there would be no adverse impact on amenity.

6 High View is located to the rear of the application site and consists of a bungalow with rooms in the roof, screened by a high hedge. The proposed extension is single-storey and over 9m from the boundary with this property. As such, there would be no adverse impact on amenity.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials

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: 06/08/2025

Authorised by: Jo Morin Date: 06.08.2025