EXPIRY 25/06/25 (EoT)

Development Management – Delegated Officer Report

Application Number: AWDM/0495/25 **Recommendation: APPROVE**

Site: 36 Hudson Close, Worthing

Proposal: REAR CONSERVATORY

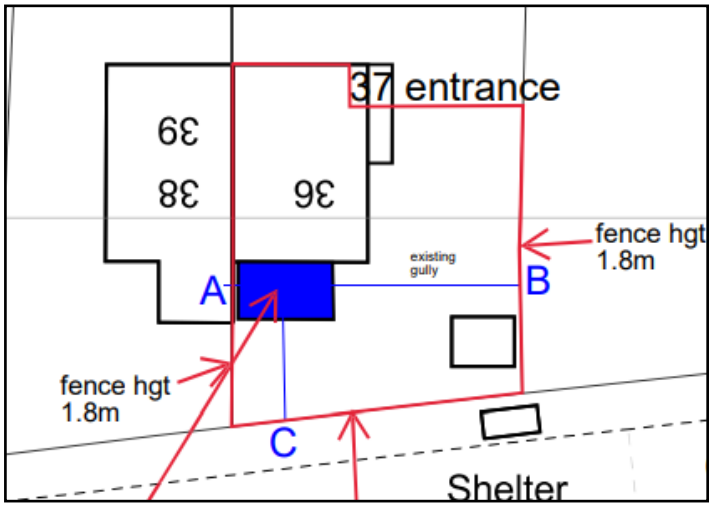
Date of Site Visit: 23/06/25

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

Two storey semi-detached property built as two flats. The proposal is to add a conservatory on the south elevation for the ground floor flat.



Planning History: No relevant history

Consultations: Environmental Health recommends the following:

'If during development, any visible contaminated or odorous material, (for example, asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree

of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented. If no such contaminated material is identified during the development, a statement to this effect must be submitted in writing to the Local Planning Authority.'

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 conservatory would not have any impact on the street scene notwithstanding that the property backs onto Columbia Drive. This is because there is a high close boarded fence along the rear boundary, a high hedge on the neighbours property and a shed providing further screening on the eastern boundary.

The conservatory is a simple lean to construction and will not impact on the amenities of the first floor flat. The property to the west will not be affected as the ground floor flat already has a rear conservatory with blanked out panels on the applicant's boundary. The remainder of the boundary on this western side is a 1.8 metre boundary fence.

The proposed conservatory is therefore acceptable in planning terms.

Recommendation

01 Approved Plans
02 Standard Time Limit
03 Potential Contaminated Material condition recommended by EHO

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

Case Officer: James Appleton Date: 24/06/25

Authorised by: Jo Morin Date: 24.06.2025