Expiry Date - 29/07/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0682/25 Recommendation – APPROVE

Site: 26 Fernhurst Drive Worthing West Sussex BN12 5AU

Proposal: Removal of rear conservatory. Proposed rear extension.

Date of site visit: 18/06/25

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the north side of Fernhurst Drive within a residential area of Worthing and adjacent to the Goring Recreation Ground to the east and north. The property comprises a semi-detached bungalow with brick and render elevations and a tiled hipped roof. The property is set back from the road behind a low wall, driveway, parking area and front garden. The side and rear boundaries are marked by a 2m high slatted timber fence and a very high mesh fence that surrounds the recreation ground. There is an attached garage to the west side of the building and a conservatory to the rear.

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 rear extension. The existing rear conservatory would be demolished.

The proposed extension would measure 4.36m deep x 8m wide with a crown roof of 2.85m high to eaves and 3.48m high to the ridge with a lantern roof light above. The extension would have bi-fold doors to the rear and a window to the west side and be finished in materials to match the existing building.

Two new windows would be added to the east side of the existing building at ground floor. These do not require consent.

Relevant Planning History:

PREAPP/0015/25 - Remove existing garden sunroom and erection of larger one – Planning Permission required

Consultations:

None required

Expiry Date - 29/07/2025

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 extension is to the rear of the property and would not be visible from the road to the front. The property also adjoins the Goring Recreation Ground to the east and north and while views would be possible from here, they would be extremely limited due to the high timber slatted fence and taller mesh fencing that surrounds the site. The addition of a single storey extension to the rear of the property is not considered to have any adverse impact on the visual amenities of the locality.

The proposed extension would be subsidiary in form and scale to the existing building and finished in materials to match. There would be no adverse impact on the character of the property as a result of this extension.

Residential Amenity

The only neighbour affected by the proposal is to the west side at No.28 Fernhurst Drive. This property is semi-detached with a garage to the east side which adjoins the garage at the application site. There is a high closeboard fence to the boundary.

The proposed extension would be set in from the boundary with No.28 by approximately 2.5m. The neighbour's garage is adjacent to this boundary and the rear elevation of the house set in from the rear of their garage. The rear door and window adjacent to the neighbour's garage serve a kitchen and the French doors adjacent to this, serve a dining room which is the nearest opening to a habitable room. The proposed extension would not project beyond a 45 degree line projected from any of these openings and would not adversely affect light to this property.

The proposed extension is single storey in height, set in from the boundary and only projects 3.09m beyond the rear of the existing garages. An extension of this scale would not appear overbearing or oppressive to neighbours or result

in overshadowing of their property. The large window to the west side would look onto the applicant's garden and the boundary fence and would not result in loss of privacy or overlooking.

There would be no 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

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: 25/07/25

Authorised by: Peter Barnett Date: 25 July 2025