Development Control – Delegated Officer Report

Application Number: AWDM/0304/25 Recommendation: Approve

Site: 14 Orchard Avenue, Worthing

Proposal: **Single storey rear extension (following removal of conservatory)**

Date of site visit: 20.05.2025

Neighbours checked: Y

Additional neighbour notifications: Y Revised plans notified 19.6.2025

Proposal, Site and Surroundings

The site relates to a two storey semi-detached dwelling located on the west side of Orchard Avenue. It has been extended with a conservatory to its rear. There are other matching semi-detached houses to the south and opposite the site, and with other semi-detached houses of a different design and form to the north of the site.

Permission is sought for the construction of a single storey rear (west) extension following removal of the existing conservatory. It would extend across the full width of the house and would measure 4 metres in depth from the main rear wall. It would have a flat roof up to 2.9 metres in height and with a protruding roof lantern. Matching brickwork is proposed.

Relevant Planning History:
None relevant

Consultations:
None

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 extension would be at the rear of the house where it would not dominate or have any significant impact on the streetscene. Although a standard flat roof design is proposed, the scale of the extension and its position at the rear would appear reasonable and, subject to the use of matching materials, there would be no significant harm to visual amenity.

Residential Amenity

The main impact arising from the proposals would be to the occupiers of the adjoining dwelling to the south at No. 16 and the neighbouring dwelling to the north at No.12. Neighbouring dwellings to the east and west of the site would be sufficiently remote to avoid any significant impact.

Discrepancies in the drawings have been addressed in relation to the proximity of the proposed extension to the south side boundary line shown, with revised plans indicating the extension to be slightly closer than originally shown with a 50mm gap maintained to the boundary with No. 16. Neighbours have been notified of the revised drawings.

On the north side there is a 2 metre wide access along the side wall of No.14 that separates to the boundary with the neighbouring dwelling at No. 12. No. 12 has been extended to the south side and rear with a single storey addition adjacent to this common boundary with the site, and it also has a conservatory and extension beyond this set away from No.14. There are no ground floor side windows at No.12 facing the application site. First floor windows are positioned in the main side wall set away from the boundary. The proposed extension would maintain the separation to the boundary between the two dwellings, with the extension aligning with the main north side wall of the house, and its depth would be limited to 4 metres where, given its scale, it would not pose any significant threat to the amenities of occupiers of No.12. A window is proposed in the north side wall of the extension but this would positioned at a high level and given the relationship with No.12 it is considered that there would be no significant harm to privacy.

On the south side the adjoining dwelling at No.16 has been extended with a small single storey rear extension which includes a high side wall sited closely to the boundary on its north side with No.14, and this wall extends beyond the existing conservatory at No.14. The proposed extension would be approximately 0.5m deeper than the existing conservatory that it would replace, and would be higher with its flat roof up to 2.9 metres in height to the full depth. However, this would not protrude significantly beyond the neighbours own side wall in height or depth to cause any significant harm to neighbour amenity in terms of loss of light or outlook.

A condition to prevent any further side windows being installed is recommended in the interests of protecting privacy.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No further windows (north or south elevation)

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: Rebekah Hincke Date: 03.07.2024

Authorised by: Louise Prew Date: 03/07/2024