

Development Management – Delegated Officer Report

Application Number: AWDM/0476/26

Recommendation: – APPROVE

Site: 23 Cissbury Gardens Worthing West Sussex BN14 0DY

Proposal: Proposed single storey rear extension to replace existing conservatory

Date of Site Visit: 02/06/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application site is located on the western side of Cissbury Gardens a residential street within the eastern side of Findon Valley. Due to being located within the valley the site has a steep topography sloping from the east down to the west. The front of the site has been converted to provide parking for the property and the unusual shaped plot means that the garden goes to a point on the western edge of the site.

The original property has undergone a number of alterations, including the introduction of a conservatory to the north western corner of the property. The conservatory measures 3.5m in depth by 6m in width.

The site is not within a conservation area nor is the building listed. There are also no TPO's on the site.

Proposal

The application relates to the removal of the existing rear conservatory and replacement with an extension with the same dimensions. Within the roof of the extension there is proposed to be a flat roof light and the rear elevation is proposed to have bi-fold doors to be open out onto the existing patio. There are no windows proposed within the side elevation of the extension. With the replacement of the conservatory the extension is due to be 3m in height with the flat roof.

Additionally there is proposed to be a roof light introduced on the southern roof slope of the existing property.

Relevant Planning History:

97/05215/FULL - PROPOSED CONSERVATORY AT REAR

STATUS: Conditional Consent 16th April 1997.

Consultations

None

Neighbour 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

Due to the location to the rear of the site there are not considered to be any views of the proposed extension that would be visible from within the public realm. This is due to the host property screening the proposal from the street scene. To the rear All Saints church on Cissbury Drive would shield the views from those down the hill. As such it is not considered that the impact on the visual amenity would be unacceptable and therefore in accordance with Policy DM5 of the Worthing Local Plan.

Residential Amenity

Due to the positioning of the proposal, there is not considered to be any adverse impact on the neighbouring properties to the south of the site (Nos. 19 and 21 Cissbury Avenue). This is due to the orientation of these properties and the existing building blocking them from the extension.

The neighbour to the rear is not considered to be impacted with the church not being directly impacted through overbearing or overlooking. With the 34m of depth in the garden mitigating any potential impacts.

To the north No.25 will be the property most affected. This is due to the proposed extension being located close to the boundary on the north of the site. However, as the extension replaces a conservatory of a similar scale and the neighbour has their own deeper extension it is not considered that there would be an adverse impact on the amenity of these residents. With the proposal being in the place of the existing conservatory the potential for overlooking is reduced and the existing relationship between the two is not considered to be worsened.

Therefore, it is considered that the proposed development would not be in conflict with Policy DM5 of the Worthing Local Plan or the wider NPPF.

Recommendation:

APPROVE subject to condition(s):-

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

4. No openings to side elevations of extension

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: Finlay Gardner Date: 10/06/2026

Authorised by: Louise Prew Date: 11/06/2026