Expiry Date - 08/05/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0337/25 **Recommendation – APPROVE**

Site: **17 Cambridge Road Worthing West Sussex BN11 1XD**

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

Date of site visit: 22.04.25

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

Cambridge Road comprises primarily older style residential properties, a mix of terraced semi-detached and detached properties set behind traditional low walls.

No 17 is a semi-detached property with driveway to the western side. The property has an existing conservatory to the rear set off the boundary with No 15.

The attached property No 15 to the east has a conservatory to the rear with a solid wall to the boundary with No 17 which forms part of their conservatory/extension.

To the west is a property which is set back from the street behind the rear of No 17. To the southern side is the rear garden of a property off Abbotts Close.

Proposal

The application is for a single storey rear extension 3.3m deep for the full width of the property other than a gap of approx. 250mm from the eastern boundary. The extension would be set approx. 500mm from the rear boundary. The extension would have a lean to roof with three roof lights and a window to the western elevation.

Relevant Planning History:

None Relevant

Consultations:

None undertaken

Expiry Date - 08/05/2025

Representations:

None

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (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 would be at the rear of the property and although larger than the existing conservatory it is not considered that it would be out of character with the property with matching materials.

Residential Amenity

The most affected properties are 15 and 19 Cambridge Road and 5 Abbotts Close.

In terms of No 15 this is the attached semi, the property has an extension to the rear which is largely on the boundary and projects back to the rear of the property. The wall of the conservatory/extension forms the boundary between the properties. No 15s extension has a glazed roof and is east. The proposed extension would be within approx. 250mm off the boundary, the wall would not have any windows facing No 15. In view of the existing extension to no 15, the lean to roof proposed to the proposed extension, the blank elevation to the east, it is not considered that the proposed extension would cause loss of light, visual impact or overlooking of No 15.

With regards to No 19, this property is set well back with its frontage behind the rear boundary of No 17. The proposed extension would be set off the western boundary with No 19 with screening between the properties. The proposed extension would not cause detrimental loss of light, visual impact or overlooking of this property.

No 5 Abbotts Close is at a distance with a long garden. The proposed extension would have no windows to the southern elevation. It would not impact on the amenity of No 5 Abbotts Close.

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Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No Additional openings

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: Jackie Fox Date: 06.05.25

Authorised by: Louise Prew Date: 07/05/2025