Expiry Date - 02/06/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0471/25 **Recommendation – APPROVE**

Site: **32 Manor Road Worthing West Sussex BN11 4RU**

Proposal: **Demolition of existing conservatory and proposed single storey rear extension.**

Date of site visit: 17/04/25

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the east side of Manor Road, within a residential area of Worthing and within the Heene Conservation Area. The property comprises a detached bungalow with brick elevations and a hipped roof. The property is set back from the road behind a flint wall, front garden and paved driveway leading to the garage to the north side. The property has been previously extended with a conservatory to the rear of the garage and another to the rear of the bungalow. There is a good size garden to the rear.

The property 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 replace the existing conservatory extending from the inset rear wall of the bungalow to a total depth of 5.5m x 4.07m wide and extending 1.4m deeper than the existing conservatory. The extension would have a flat roof of approximately 3m high with roof light above.

There would be double doors and a sidelight to the rear but no openings to the sides. The extension would be finished in bricks to match the existing building.

The extension would accommodate a kitchen, relocated from the centre of the property to the rear.

Relevant Planning History:

05/0586/FULL - Conservatory to side elevation - Approved

Consultations:

Worthing Society – *No objection*

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM23, DM24
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)
Heene Road Conservation Area Appraisal

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 conservation area and the visual and residential amenities of the locality.

Impact on Conservation Area and Visual Amenity

The application property is identified as a negative contributor to the conservation area however no further details are given within the Conservation Area Appraisal. It is noted that the property retains the flint and brick wall to the front boundary which is considered an *'interesting characteristic'* of the conservation area and one that should be retained.

The proposed extension is to the rear of the building and would not be visible from the road other than in very limited glimpses across the neighbour's driveway. These glimpses are mainly obscured by the hedging to the frontage, the fence to the side boundary and the existing dwellings. A very small section of flat roof would be visible where it extends above the eaves of the existing building which is required to provide sufficient insulation, however as this part of the road is set back over 26m from the pavement, this is not considered to have any adverse impact on the character or appearance of the conservation area or appear intrusive in the street scene.

The proposed extension would be subsidiary in form and scale to the existing building and would be finished in materials to match.

There would be no significant adverse impact on the character of the property, the conservation area setting or the visual amenities of the locality as a result of this application.

Residential Amenity

The most affected neighbours are those to the sides at No.30 and 34 Manor Road and to the rear at No.2 Manor Close.

No.30 is located to the south of the application site and consists of a two storey house that does not extend as far back as No.32. The properties are separated by a high fence and trellis to the boundary. The proposed extension would extend 1.4m further to the rear than the existing conservatory and would be taller due to the flat roof form. Although the extension is deeper and taller, it would remain set in from the boundary by 1.13m and would not extend beyond a line projected at 45 degrees from the mid-point of the neighbour's rear facing doors to a habitable room. The extension is also to the north of No.30 and would therefore not be considered to have any significant impact on light to the neighbour's property or appear overbearing or oppressive. There are no openings to the side of the neighbour's property that would be affected by the proposal and none proposed to the side of the extension and there would be no overlooking or loss of privacy to neighbours.

No.34 is located to the north side of the application site and consists of a two storey house, screened by a high fence. The proposed extension is single storey and over 8.5m from the boundary with this property and there would be no adverse impact on amenity.

No.2 Manor Close is located to the rear of the application site and consists of a two storey house, screened by a high hedge. The proposed extension is single storey and over 9.5m from the boundary with this property and there would be no adverse impact on amenity.

There would be no significant 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
4. No openings to south 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: Amanda Haslett Date: 04/06/25

Authorised by: Peter Barnett Date: 4 June 2025