

Development Management – Delegated Officer Report

Application Number: AWDM/0303/26 **Recommendation:** Approve

Site: 107 Sackville Road Worthing West Sussex BN14 8BL

Proposal: Removal of conservatory and erection of single storey rear extension

Site visit: 05/05/2026

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site contains a semi-detached bungalow on the northern side of Sackville Road. The building has an existing rear extension.

The building is not listed and the property is not within a conservation area.

Permission is sought to demolish the existing rear conservatory and replace it with a single storey flat roof rear extension 3 metres deep with an eaves height of 3.2m.

Relevant Planning History:

None

Consultations:

None

Representations:

None received

Relevant Planning Policies

Worthing Local Plan 2020-2036: SP1, DM5

National Planning Policy Framework (2023)

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 subject to the assessment of other material considerations

Visual Amenity

The proposed extension due to its eaves height and depth are considered to be subservient to the main house. A condition will be included requiring the materials to

match the existing house to ensure the extension is complementary. The proposal is located to the rear of the property and would have no impact on the streetscene.

The proposal is therefore acceptable in design terms and considered to be compliant with policy DM5 of the Local Plan.

Residential Amenity

The development is on the shared boundary with no. 109 Sackville Road to the east. The extension is 70cm shallower than the existing extension but has an eaves height 0.6m taller. The combination of reduced depth helps to mitigate the impact of the increased height and it is not considered there would be an adverse impact for the neighbouring building.

The eastern elevation has a high-level window but this is not considered any worse than the existing conservatory on site. It would be fixed shut and obscure glazed.

To the west and north is a school which wouldn't be affected.

The development is therefore considered to retain a good level of amenity for neighbouring occupiers compliant with policy DM5 of the Local Plan.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No additional windows in north 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: Louise Prew

Date: 05/05/2026

Authorised by: Peter Barnett

Date: 6 May 2026