Expiry Date - 29/02/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0016/24 Recommendation – APPROVE

Site: 78 Cranleigh Road Worthing West Sussex BN14 7QR

Proposal: Demolition of existing conservatory and construction single storey rear conservatory.

Date of site visit: 27/02/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the east of Cranleigh Road and is part of a terrace of five properties. The neighbours on both sides have undergone some alterations to the rear. The application site hosts an existing extension with a conservatory to the rear. Cranleigh Road has no set character with a number of property sizes, scales and designs amongst the terraces.

Proposal

The application relates to the installation of a conservatory to the rear of the property. The conservatory is to be located to the rear and measure 3.5m in width. Extending to the rear the depth of the proposal is to be 2.9m. The roof is to be a standard pitched roof with clear glazing with the walls to be brick with large levels of glazing. The conservatory will be full width and connect to the existing outbuilding which hosts a larder, store and wc.

Relevant Planning History:
None

Consultations:
None

Representations:
None

Relevant Planning Policies
Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 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. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

Due to the location of the proposed development to the rear of the dwelling it will not be visible from the public realm. Therefore it is considered not to have any visual impact on the character of the area. Due to the scale of the proposal it is considered to be a subservient form of development that is appropriate to the residential setting.

Residential Amenity

No detrimental impact to the neighbouring dwellings due to the minor scale of the proposal in accordance with the above SPG.

The neighbouring property to the south (No.76) would potentially be most affected by the proposed development with the introduction of a conservatory on their boundary. The property to the north, due to the existing arrangement with the shared projection and the height of the proposed development not being above that of the existing protrusion it is not considered to be impacted.

Whilst it is appreciated that there will be an introduction of a development on the boundary due to the single storey nature it is not considered that the height of the flat roofed extension would result in an overbearing or overshadowing impact on the neighbouring properties. There is a potential concern relating to the overlooking on the neighbour to the south through the window on the side elevation. To avoid any unacceptable overlooking there is a condition added to the permission obscuring the glazing on this window.

As such it is not considered that the proposed extension would result in a demonstrable impact on the neighbouring properties.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard Time Limit
3. Obscure Glazing on Southern Window

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: 28/02/2024
Authorised by:	Louise Prew	Date: 28/02/2024