Expiry Date - 15/09/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0924/25 **Recommendation – APPROVE**

Site: **14 Lyn Road Worthing West Sussex BN13 3HR**

Proposal: **Retrospective application for a lean-to Greenhouse attached to garage**

Date of site visit: 27/08/2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site, 14 Lyn Road, is situated within an established residential cul-de-sac in Worthing, West Sussex. The property comprises a semi-detached dwelling with a pitched roof. At the front of the property lies a shared private driveway giving access to frontage parking and garaging serving No.14, and frontage parking and an integral garage for the adjoining No.12. The double garage and an adjoining triangular-shaped area of garden belonging to No.14 lie to the west of the shared driveway.

The property is not a listed building and is not located within a conservation area. There are no Tree Preservation Orders affecting the site.

Proposal

Planning permission is sought, retrospectively, for a lean-to greenhouse located within the garden attached to the south side of the double garage building, in front of No.14.

The greenhouse is 1.9m wide x 2.45m in length with a lean-to roof 2.35m in height. The garage is 2.49m in height. The greenhouse consists of glass and wooden beams painted in dark oak colour.

Planning permission is required in this case because it is sited forward of the principal elevation of the dwelling.

Relevant Planning History:

There is no relevant planning history.

Consultations:

None.

Representations:

Neighbour Comments

A representation has been received from the neighbour at No.12 with concerns raised about:

- The safety of children crossing the driveway.
- The greenhouse being situated directly opposite their property and within 2ft of its boundary line.
- Neighbours regularly crossing the driveway.

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

The proposed lean-to greenhouse is a minor addition to the existing double bay garage, situated on an area of grass in the front garden area. It is of suitable materials and of a suitable size for its location. The lean-to roof is acceptable, with the greenhouse being at a slightly lower height than the double bay garage.

The greenhouse is visible from the shared driveway and from public views within the cul-de-sac but is not unsightly or visually out of keeping in the context of this domestic setting. It does not detract from the character of the area. It is an acceptable minor addition to the existing garage building.

Residential Amenity and Safety

Within the representations received, concerns were raised about the safety of children using the greenhouse who must cross the shared driveway to reach it. However, this is essentially a matter for parental supervision and not a planning matter. The greenhouse is situated within part of the domestic garden area and cars using the driveway will be moving at a very slow speed.

The greenhouse is clearly visible from windows in the front of No.12 but sited at over 12m distant it is not unduly dominant given its modest size, nor does it have any impact on receipt of light or unacceptable loss of privacy. The

greenhouse is remote from other nearby properties. As such, there would be no adverse impact on amenity.

Recommendation

APPROVE subject to Conditions: -

1. Drawing Numbers

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? Y

Case Officer:	Tom Westerman	Date: 28/08/2025
Authorised by:	Jo Morin	Date: 28.08.2025