Development Management - Officer Report

Application Number: AWDM/0531/23
Site: 31 Victoria Road, Worthing, West Sussex, BN11 1XE
Proposal: Replacement of existing conservatory with cavity wall frontage incorporating crittall style windows with flat warm roof construction incorporating roof light. Extend the existing patio by 1m.

Date of Site visit: 02/05/23
Neighbours Checked: Yes
Additional Neighbour Notification: Yes

Proposal:

The walls of the existing conservatory are UPVC with bifold doors and are proposed to have 300mm cavity wall construction with crittal style windows.

The existing conservatory has a sealed unit glass roof and is proposed to have a flat warm roof.

The existing patio is proposed to be extended by 1m.

Site and Surroundings:

The site area has an existing patio which is planned to be extended by 1m and beyond this is a wide, flat garden. Due to the position of the neighbouring properties, the wide garden and the relatively high fences, there is no issue regarding overlooking / loss of light.

Planning History: None Relevant

Consultations: No

Representations: No

Relevant Planning Policies:

DM5 - All new development (including extensions, residential annexes, alterations, ancillary development, change of use and intensification) should:

i) be of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area. This will include consideration of proportion, form, design, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping;

v) be well built, accessible, fit for purpose, and adaptable to changing lifestyle, demography and climate;

Planning Assessment:

Policy DM5 in the Worthing Local Plan outlines that all new development 'should be of high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area. This will include consideration of proportion, form design, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping.' The proposed extension change fits aesthetically with the rest of the house and 'adapts to changing lifestyle and climate'.

Considering the wide garden and positioning of the surrounding houses, there will be little to no impact visually for neighbours. The proposed roof light would not have a significant impact on the neighbouring properties. Due to the relatively fencing between the surrounding properties, the extension of the patio by 1m would not cause any significant negative visual impact.

Recommendation - Approve

1. Approved Plans
2. Time limits
3. Matching materials

Is recommendation contrary to letter(s) of representation? N

Case Officer: Summer Aucoin Date: 16-05-23

Authorised by: Stephen Cantwell Date: 19-05-23