EXPIRY 28/05/25

Development Management – Delegated Officer Report

Application Number: AWDM/0457/25 **Recommendation: APPROVE**

Site: 79 St Andrews Road

Proposal: Demolish existing conservatory, rear infill single storey extension and porch extension

Date of Site Visit: 27/05/25

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

Single storey semi detached bungalow on the west side of the Road. Hardstanding at the front for parking. Small porch on the front and extension and conservatory existing to the rear. The proposed rear extension replaces part of the existing rear extension and conservatory adjacent to the southern boundary. New gable-fronted porch replaces the existing.



Planning History: No relevant history

Consultations: None

Representations: None

Relevant Planning Policies:

Worthing Local Plan (2023): SP1, DM5

National Planning Policy Framework (MHCLG 2024)

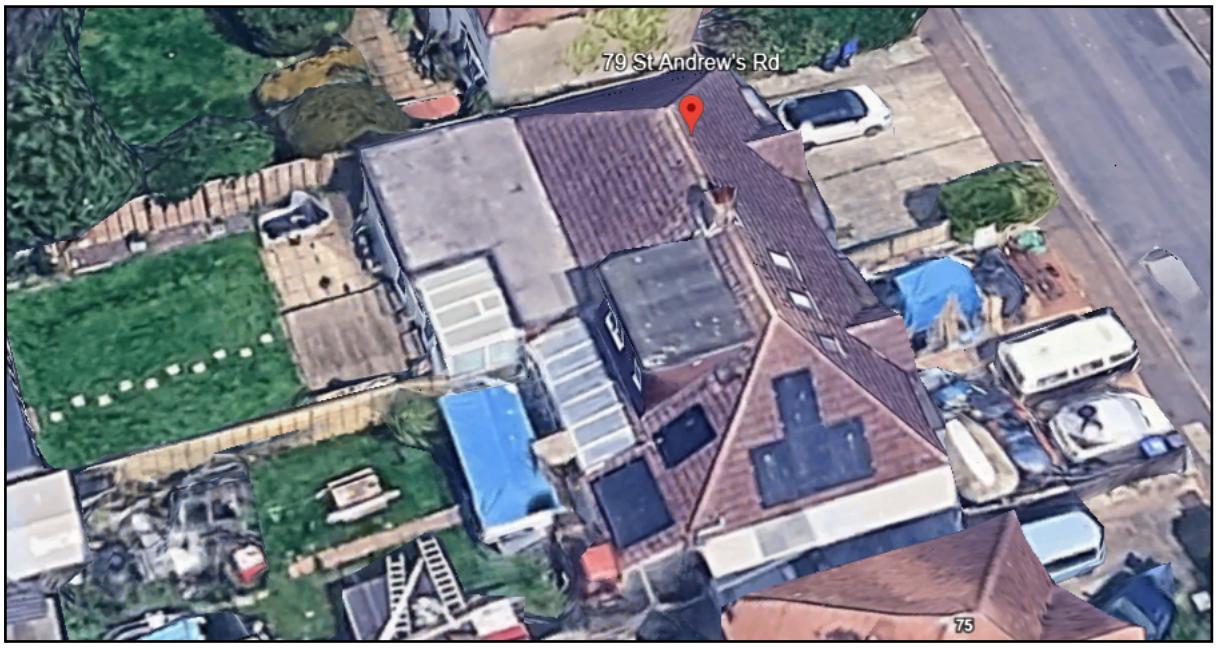
Planning Practice Guidance (CLG 2024)

Planning Assessment

The proposed front porch is of modest dimensions with a pitched roof. Whilst the current design of the bungalow mirrors the neighbour (with a projecting gable over the front door) it is not considered that the small replacement porch would be out of keeping or detrimental to the symmetry of the pair of semi-detached bungalows. There is a dividing fence between the properties at the front and the pair are set back some distance from the road.

The proposed flat roofed rear extension replaces part of the existing extension and conservatory which is located adjacent to the southern boundary, with the remainder of the extension retained. Whilst slightly larger than the existing structures the proposed extension would have no adverse impact on the neighbour's property at no.77. Whilst difficult to see from the rear the neighbouring property has been enlarged at the rear by a modest lean-to conservatory plus a temporary structure beyond it. In this respect the proposed extension is on the north side and not materially bigger than the conservatory that it replaces.

The aerial photo (Google Earth) shows the lean to and temporary structure at No.77 and relationship with the existing rear conservatory to be replaced at No.79.



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There is no adverse amenity impact on the adjoining neighbour to the north.

Recommendation

01 Standard Time Limit
02 Approved Plans
03 Matching materials
04 No side windows

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

Case Officer: James Appleton Date: 27/05/25

Authorised by: Jo Morin Date: 28.05.2025