

Development Management – Delegated Officer Report

Application Number: AWDM/0120/26 **Recommendation:** – APPROVE

Site: 1 Tyne Close Worthing West Sussex BN13 3NG

Proposal: Demolish conservatory. Proposed single storey rear extension.

Date of Site Visit: 25/02/2026.

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site, 1 Tyne Close, is situated on the corner of Tyne Close and Mersey Road within an established residential area in Worthing. The property comprises a semi-detached chalet dwelling with a pitched roof and front and rear dormers. It has an integral garage and has been enlarged at the rear by a conservatory. The property benefits from a rear private garden enclosed by fencing. The remainder of the garden area to the side and front of the dwelling is open plan in character.

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

Ground levels slope gently down to the south.

Proposal

Planning permission is sought for the demolition of the existing conservatory, and erection of a proposed single storey rear extension.

The proposed extension is to be approximately 2.36m in depth x 6.35m wide. It is to have a flat roof with a height of approximately 3.33m. It is to be only very slightly larger than the existing conservatory which is to be demolished.

The proposed extension is to be of face brick to match the existing property. It is to contain a rooflight on top of the flat roof. A floor-to-ceiling window is proposed on the east (side) elevation and bifold doors are proposed on the rear (south) elevation. No window is proposed on the west side elevation of the proposed extension.

Relevant Planning History:

No relevant planning history.

Consultations: None undertaken.

Neighbour Representations: None received.

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 extension is to be only slightly larger than the existing conservatory. It will be subsidiary in form and scale to the existing building and would be finished in face brick to match the existing building. Due to this, the extension relates well to the existing building and will not appear out of place. The flat roof is acceptable given the minor scale of the extension.

The proposed extension will be visible in views from Mersey Road above the existing boundary treatment enclosing the rear garden but will not appear visually out of keeping or detract from the character of the area.

Residential Amenity

The most affected neighbouring property lies to the west at 2 Tyne Close, which comprises the adjoining semi-detached dwelling. It has been enlarged at the rear by a conservatory similar in depth to that existing at No.1. The proposed extension would project approximately 0.15m deeper into the garden than the existing conservatory. As such, the effect on receipt of light to and outlook from the neighbour's conservatory would not be materially worse than the existing situation. No openings are proposed that would directly face No. 2.

The bi-fold doors in the rear elevation would face towards the site boundary with 5 Mersey Road on lower ground to the south. A minimum rear garden distance of 7m would be retained. Owing to the difference in ground levels it is likely that views will be possible over the top of the boundary fence into the neighbours' garden. However, given the extension is only very marginally deeper than the existing conservatory, the impact in terms of overlooking will not be materially worse than the current situation.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials

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: Tom Westerman Date: 13/03/2026

Authorised by: Jo Morin Date: 16.03.2025