Expiry Date - 20/08/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0832/25 **Recommendation – APPROVE**

Site: **34 Lobelia Drive Worthing West Sussex BN13 3GL**

Proposal: **Proposed replacement conservatory roof**

Date of site visit: 18th July 2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site, 34 Lobelia Drive, is situated on the far western corner of a modern residential development in Worthing, West Sussex. The dwelling is detached and two-storey with a pitched roof. To the rear, the dwelling benefits from a private garden enclosed by close-boarded fencing. Parking is located on the right side of the dwelling. A conservatory, to which this application relates, is located to the rear of the dwelling within the private garden.

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 for a proposed replacement conservatory roof.

The existing conservatory roof is glazed, and it is proposed to have a solid conservatory roof in colour to match the existing dwelling tiles.

Relevant Planning History:

AWDM/0286/23- Proposed rear conservatory (Approved 09/05/2023).

Consultations:

None.

Representations:

None.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5

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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 replacement conservatory roof works are very minor in scale in relation to the whole property.

The existing conservatory roof is glazed and white in appearance. The proposed conservatory roof will consist of a solid conservatory roof system. The submitted drawings name this as “Guardian Warm Roof Solid Conservatory roof system” which will be in colour to match the existing dwelling tiles along its pitched roof. As such, the proposed conservatory roof will better relate to the dwelling.

The conservatory roof is to the rear of the dwelling and is largely screened by the dwelling itself. Only very glimpsed views of it will be visible from the road. The replacement conservatory roof will not appear visually out of keeping and will not detract from the character of the area.

Residential Amenity

With the proposals only being the replacement of a conservatory roof, no neighbouring properties are to be impacted. The roof is to remain the same height as existing. The replacement roof will provide greater privacy for the occupants with it leading to a reduction in openings into the interior.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit

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.

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

Case Officer:	Tom Westerman	Date:	14/08/2025
Authorised by:	Jo Morin	Date:	15.08.2025