Expiry Date - 21/08/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0838/25 **Recommendation – APPROVE**

Site: **61 Littlehampton Road Worthing West Sussex BN13 1QP**

Proposal: **Replacement conservatory roof with tile effect solid roof.**

Date of site visit: 18th July 2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site, 61 Littlehampton Road, is a detached two-storey dwelling with a pitched roof situated in a residential area of Worthing. The dwelling benefits from a driveway on the left-hand side leading to a garage. A conservatory, to which this application relates, is located to the rear of the dwelling within a private garden, which is enclosed by fencing and a large amount of vegetation providing a good level of screening. The local area around the site consists of dwellings with relatively spacious plots, with the majority benefiting from a driveway, along a street with a verdant character containing numerous mature trees.

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 polycarbonate, and the proposed conservatory roof is to have a new solid tile effect.

Relevant Planning History:

04/01198/FULL- New conservatory and replacement garage (Approved 02/12/2004).

Consultations:

None.

Representations:

None.

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

The existing conservatory roof is polycarbonate and white in appearance. The proposed conservatory roof will have a solid tile effect and thus will better relate to the dwelling as the dwelling itself contains tiles along its pitched roof.

The conservatory roof is to the rear of the dwelling and is largely screened by the dwelling itself and the garage to the west. 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.

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