

Development Management – Delegated Officer Report

Application Number: AWDM/0302/26

Recommendation: – APPROVE

Site: 17 Ardingly Drive Worthing West Sussex BN12 4TN

Proposal: Demolition of existing conservatory and erection of a single-storey rear extension with lean-to roof extending over existing single-storey rear component

Date of Site Visit: 23/04/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site is located to the south side of Ardingly Drive within a residential area of Worthing. The property comprises of a mid-terrace, two-storey house with brick and rendered elevations and tiled roof. The property is set back from the road behind a concrete path and driveway. There is an existing single storey extension and conservatory to the rear and a garden with several outbuildings.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

Planning permission is sought for replacement of the conservatory and rebuilding of the rear extension with a single storey rear extension.

The proposed extension would measure approximately 3.3m deep by 5.45m wide overall retaining the east side wall of the existing extension. The extension would have parapets walls of 3.575m high to each side of the main monopitch roof with rooflights above.

The extension would accommodate an open plan kitchen/dining room with glazed sliding doors to the rear and white render finish.

Relevant Planning History:

Adjoining property at No.15:

AWDM/1359/23 - Alteration to previously approved AWDM/1271/22 - Single Storey Rear Extension and internal alterations - Increase in height due to insulation requirements. **STATUS:** Application Permitted.

AWDM/1271/22 - Proposed single storey rear extension.
STATUS: Application Permitted.

Consultations

None required

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 the rear of the property which is not visible from the road. The extension is subsidiary in form and scale to the existing building and would replace a conservatory and extension of the same footprint and in the same position. The extension would be finished in render to match the existing building.

The existing structure is failing with water ingress present from the leaking conservatory roof. The proposed extension would provide a much improved and more cohesive design within the same footprint as existing.

There would be no adverse impact on the visual amenities of the locality as a result of this application.

Residential Amenity

The most affected neighbours are those to the sides at No.15 and 19 Ardingly Drive.

Both neighbours have extensions of the same width and depth which adjoin the sides of the proposed extension. The east wall of the existing extension would be retained but a new roof would be formed above. The parapet walls to each side would extend slightly higher than the vertical walls of the adjoining extensions to ensure that the extension remains weathertight and to accommodate the different height of the extensions at No.15 and 19. The higher walls to the sides would not result in any overshadowing, loss of light or have an overbearing impact on the adjoining neighbours and would not obstruct outlook from first floor windows. There would be no overlooking or loss of privacy as a result of this extension.

There would be no detrimental impact on the residential amenities of adjacent occupiers as a result of this application.

Recommendation:

APPROVE subject to condition(s):-

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

Informative

1. 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.
2. You are advised to ensure that the development works accord with the Party Wall Act 1996, which set out responsibilities for the undertaking of works at or close to the party wall of any neighbouring owner. Further information can be found at:
<https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance>

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

Case Officer: Amanda Haslett Date: 13/05/26

Authorised by: Jo Morin Date: 13.05.2026