Expiry: 8/8

Development Control – Delegated Officer Report

Application Number: AWDM/0833/23 Recommendation: Approve

Site: 4 Thalassa Road, Worthing

Proposal: Flat roof rear extension to replace existing conservatory

Date of site visit: 10/7

Neighbours checked: y

Additional neighbour notifications: n

Site and Surroundings

This application relates to a semi-detached inter war house on the west side of Thalassa Road. The property has an angled double front bay with tile hanging and tile hanging between the porch and first floor square bay above. On its north side it has a paired drive with No. 5 and a detached garage to the rear.

The site is not in a conservation area and is not listed. There are no protected trees on the site.

The site straddles both flood zones 2 and 3 and is in a major groundwater vulnerability zone.

Proposal

Permission is sought to replace a rear conservatory with a ground floor extension measuring 5.3 metres in depth and 3.6 metres in width. It is flat roofed to a height of 3.2 metres and is to be timber clad with wraparound bi-fold doors and a rooflight.

Relevant Planning History:

AWDM/0771/23 – CLP for proposed Garden Room. PD 6.7.23

Consultations:

None undertaken.

Representations:

None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 2021)

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 extension's design and the choice of materials are acceptable on this rear elevation.

Residential Amenity

The extension is only half the width of the rear elevation and so only No. 3 is directly affected. No 3. has a rear extension 1.2 metres less deep than now proposed. The latter is to the south of the proposal and so no harm will occur.

FRA

The Standing Advice Householder form has been completed to confirm that floor levels will be no lower than those at present.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to south side elevation of extension

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: MOK Date: 14/7/23

Authorised by: Jo Morin Date: 19.07.2023