Expiry Date - 05/06/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0478/25 **Recommendation – APPROVE**

Site: **118 Balcombe Avenue Worthing West Sussex BN14 7RR**

Proposal: **Single storey rear extension, two storey side extension (following demolition of garage, rear lean-to and conservatory); loft conversion comprising rear dormer with Juliet balcony and front rooflights**

Site visit: 02/06/2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings
The site relates to a two storey semi-detached house on the end of a terrace located on the north of Balcombe Avenue, positioned close to the bend in the road where it continues north westwards.

To the north of the site there is a driveway which has the space to host 3 vehicles behind which is a garage. There is a small front garden with a low level wall on the frontage. The property is part of an attractive terrace which have feature beams and hang tiles on the principle elevations. There is also an open front porch.

Within the rear garden there is a large outbuilding and green house. The neighbouring properties back onto the flank elevation and to the north east is a Methodist Church. The plot is large and has a rear garden of approximately 30m.

Each of the other properties within the terrace have undergone alterations to the rear. The site is not within a conservation area nor is the property listed.

Proposal
Permission is sought for the construction of a two storey side extension and single storey rear extension. The two-storey side extension would be set back from the front wall of the dwelling and project only as far as the original rear wall. It would step down to a single storey rear extension with a protruding hipped roof. The main rear extension would have a single pitched roof.

In addition there are proposed to be alterations to the roof to form a loft conversion with a rear dormer, front roof lights. The materials used within the proposal are to match that to the existing.

Relevant Planning History:

Consultations:
WSCC Highways - This application seeks the erection of a single-storey rear extension, two-storey side extension and loft conversion, following demolition of existing garage, rear lean-to and conservatory. The site is located on Balcombe Avenue, an unclassified road subject to a speed restriction of 30 mph.

No alterations are proposed to the existing vehicular access arrangement. The proposed development is not anticipated to give rise to a material intensification of use of the existing access point.

The existing garage is to be demolished and replaced with a larger garage encompassing much of the northern elevation of the existing dwelling, and reducing the length of the existing driveway. Having reviewed the plans, the proposed garage is large enough to accommodate one car parking space (using Manual for Streets specifications of 3m x 6m), although I appreciate that this could accommodate two smaller sized cars parked in tandem. The remaining driveway will be too small to accommodate a car parking space (using Manual for Streets specifications of 2.4m x 4.8m), as a car parked here may overhang into the footway.

As such, any displaced cars would have to be accommodated on-street. The LHA does not anticipate that this would lead to a highway safety concern or parking capacity issue, given the small-scale nature of this application. However, the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

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 existing dwelling has a relatively modest scale and appearance. The proposed extensions will significantly increase the scale of the property with a large two storey addition that will be visible from the street scene. To reduce the impact on the street scene and to ensure that the proposal is subservient to the host the proposal provides a lower height roof with the same eaves and pitch detail. The ground and first floors are set back from the front elevation further contributing to the subservience. It is recognised that the first floor element is not set in from the boundary. However, as the building is the last in the street the proposal is not going to result in a terracing effect and is therefore considered acceptable in this instance.

The two storey aspect will have a width of approximately 3m as well. The total depth of the extension will extend from the front of the house to the rear and follow the boundary line. This means at the front of the site the extension will be 2.75m in width with the rear being 3.2m in depth. To the front and rear there are proposed to be windows, to the front they will match those within the street. The garage frontage will retain the existing arrangement with garage frontages located within the street scene. Other end of terrace properties have had extensions to the side which do not retain the garage characteristic.

On the ground floor the garage will be full length with high level windows within the side elevation which would not impact the street scene. No.94 to the south of the site has undergone similar works and sets a precedent for the garage to the side of the site. The introduction of a dormer will change the property from the front of the site, however, there are roof lights visible from within the wider street scene.

The single storey rear extension would not be visible from within the street scene and as such will not impact the visual amenity. With the significant separation from the rear the views of the dormer are not considered to result in a significantly detrimental impact to the street scene.

As such the proposed extensions would not appear harmful in terms of scale or form with the resultant effect appearing as a remodelled dwelling. There would be adequate separation from the site boundaries for each element of the extensions visually.

With the proposed materials matching that of the existing dwelling, including the Tudor style wooden features, it is considered that the extensions would provide a uniform frontage to the site there would be no significant harm to visual amenity.

Residential Amenity

The proposals would affect the occupiers of the neighbouring dwelling to the south, at No. 116. The development is located on the boundary with the direct neighbour however the single storey extension is not considered to result in a level of overbearing or overlooking that would result in a demonstrable impact to the neighbour. This is due to the scale of the proposal and that there is a

small extension to the rear of the neighbouring property, of a similar depth, which would reduce the impact of overbearing on the neighbour.

The potential for overlooking would arise from the dormer and the Juliette balcony. There is the potential for the application site to have a rear dormer through permitted development that would allow for the presence of windows. It is not considered that the Juliette balcony would provide significant levels of overlooking that would be different to the permitted development fall back.

The properties to the north, nos 5 and 7 Broomfield Avenue, would also be impacted by the proposed development. To the rear of both the properties there are extensive outbuildings and garages next to the boundary of the site. The garage and two-storey aspect of the proposal will run to the boundary behind these garages. The high level windows on the ground floor will not overlook the neighbouring properties due to the existing garages to the rear of these properties. The first floor windows have the potential for some overlooking due to the omissions of windows on the existing flank elevation. The distance from the proposed windows and the rear elevation of the neighbouring properties has a minimum of 13m which is considered to mitigate the impact of the high level windows. It is noted that first floor windows are usually permitted development if fixed shut and obscure glazed below 1.7m above floor level. The windows are located just under eaves level where they appear to be above 1.7 metres. The proposed windows in the rear elevation would provide views onto the rear garden of the property with the separation distance ensuring that there would not be any significant overlooking to the properties to the rear.

While the extension is located to the south of these properties it is not expected that the extension would result in an adverse loss of light or daylight to these properties. While some overshadowing may be experienced this would largely fall on the existing rear outbuildings of these properties.

It is considered that the proposed extensions would not pose any significant threat to residential amenity. Windows in the north side have been indicated to be either high level or obscure glazed and would not pose any significant threat to residential amenity. Obscure glazing and non-opening windows below 1.7m can be secured by condition in the interests of protecting privacy.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials to match existing
4. No further side windows

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:	Finlay Gardner	Date: 04/06/2025
Authorised by:	Louise Prew	Date: 05/06/2025