Expiry Date - 04/04/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0170/24 Recommendation – APPROVE

Site: 7 Shepherds Mead Worthing West Sussex BN14 0JA

Proposal: Replace rear side extension and increase roof height over garage

Date of site visit: 05/04/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings
The application site is a semi-detached property to the western side of Shepherds Mead. The property is part of a row of paired bungalows that are connected by the garages. To the front of the site there if off road parking, there is also no neighbouring properties on the other side of the road with Shepherds Mead being located at the top of the eastern side of Findon Valley.

There is a steep topography within Findon Valley with the east of the site being higher than that of the west. To the rear of the site there is close board fencing. To the north-west of the building is an existing wooden extension.

Proposal
The application relates to the extension to the rear of the site. The existing wooden side extension would be replaced with a new brick extension. The new extension would be about 0.8m deeper than the existing extension to be in line with the existing rear elevation of the building. Within the roof of the extension there is proposed to be a roof lantern that would provide light to the rear extension. There will also be sliding doors to the rear. A door to the utility room would be located further to the east than the existing door.

The existing converted garage would be increased in height by about 0.5m to provide more head room. It would also involve altering the fenestration on the eastern front elevation.

Relevant Planning History: None

Consultations:

SDNPA- No Comment

Representations:

Three representations on the following grounds:

- No objections in principle, request that there would be obscure glazing to the northern elevation.
- Concerns over damage to the property which is adjoining.
- Impact on the SDNP.
- Increase in height causing concerns.
- Concern over light pollution.
- Overlooking concerns.

Relevant Planning Policies

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

There will only be minor aspects of the application that will be visible from within the street scene. In addition to this there will be a minor increase in the height of the garage to create additional headroom within. This is again minor in nature and is not considered to result in significant impact to the street scene.

The other aspect of the application which will have minor glimpse views from within the public realm is the rear extension. There will be views available from the road however these will be minor in nature.

The proposed extension will be subsidiary in scale and proportions to the host dwelling, and will be carried out in brickwork throughout to match. In addition the set-back of the side element from the main front elevation will help it appear subsidiary in visual terms. Therefore it is considered not to have any harmful impact on the appearance of the property or the character of the area.

Whilst the application will be visible from within the wider locality including the SDNP. Due to the scale of the proposal it is not considered to impact the wider setting or have a detrimental impact on the setting of the national park.

Residential Amenity

The neighbouring property to the north, would potentially be most affected by the proposed development with the introduction of an extension towards their boundary line. The presence of the existing extension to the northern elevation creates an existing relationship with the neighbouring property. The increase in size is not considered to create any additional impacts. This is

further supported by the minor separation of approximately 1m. As such it is not considered that there would be an unacceptable impact on the neighbour that would not be available through other forms of development.

The door on the northern elevation is not considered to provide views to the neighbouring property which would not already be available. It is also not considered that there is a requirement for obscure glazing due to the existing relationship between the windows and that of the proposed.

There is also not considered to be any light pollution from the site which would be unacceptable from a residential unit within a residential area. There will be some additional light that would be emitted from the property however, this would not be unacceptable.

There is not considered to be any unacceptable overlooking that would be achieved from the proposed extension with the windows of the doors and sky lantern. This is due to the views from within not directly overlooking the neighbouring properties, the roof lantern would provide views up which is not considered to overlook the neighbour. The other views are at ground floor level and as such this is not considered to alter the relationship with the neighbouring properties from the existing dwellinghouse.

To the south, there will be a minor increase in overshadowing. The increase in height would not create a level of overshadowing or overbearing that would be demonstrable to the application. Concerns were raised over the damage from the development on the neighbour, this is not something that is covered under planning, however, a party wall agreement which should be in place for the works should ensure that any damage is repaired. To ensure there is no damage from potential drainage there will be a drainage system installed with a box guttering system.

To the west there would be no additional impacts from the proposal. Any light pollution that would be resultant of the extension would not be significant to cause any unneighbourly impact. Without permission from the council the applicant could place an outdoor light that would have a potentially greater impact. Therefore, the application is not considered to be unacceptable in impacting the property to the west.

As such it is not considered that the proposed extension would result in a demonstrable impact on either neighbouring property.

Recommendation

APPROVE subject to Conditions:-

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

Expiry Date - 04/04/2024

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? Y

Case Officer: Finlay Gardner Date: 24/04/2024

Authorised by: Louise Prew Date: 26/04/2024