Expiry Date - 20/11/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1340/23 **Recommendation – APPROVE**

Site: **18 Compton Avenue Worthing West Sussex BN12 4UJ**

Proposal: **Rear full width ground floor extension incorporating new roof to garage**

Date of site visit: 31/10/23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the east side of Compton Avenue within a residential area of Worthing. The property comprises of a detached bungalow with rendered elevations, brick quoining and a tiled hipped roof. The property is set back from the road behind a low wall, front garden and driveway leading to the garage and carport to the south side. There is a conservatory and large garden to the rear.

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 a single storey rear extension and new roof over the existing garage. The existing conservatory and utility would be removed.

The proposed rear extension would measure 4m deep by approximately 10.3m wide extending behind the bungalow and existing garage. The extension would have a crown roof of about 2.7m high to eaves and 3.5m high to the ridge with two roof lanterns. The extension would form a living room with two sets of sliding doors to the rear and two windows to the north elevation and a utility room with a window to the rear and door to the south side.

The crown roof of the extension would be continued across to form a new roof to the existing garage.

The extensions would be finished in materials to match the existing building.

Relevant Planning History:

AWDM/1300/23 – Lawful Development Certificate for rear full width ground floor extension to 4m incorporating new roof to garage and associated works – Application Returned

Consultations:

None required

Representations:

None received

Relevant Planning Policies

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

The proposed extension is to the rear of the property but would be partly visible from the road through the gaps between buildings to the side. The altered roof to the garage would also be visible. The extensions are set back over 22m from the road and would reflect the fluted roof style, pitch and eaves height of the existing building.

The scale and form of the extensions with the lower ridge height would be subsidiary to the existing bungalow and would complement its design.

The proposal would not appear dominant or intrusive in the street scene or appear out of character in the surrounding area. 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.16 and 20.

No.16 is a taller chalet bungalow located to the south side of the application site and does not extend as far to the rear as No.18. There is a fence with dense hedging to the boundary which runs from the rear of the neighbouring property for the full length of the garden. The existing utility room extension to the rear of the garage would be demolished and rebuilt in the same position (0.8m from the boundary) but extending approximately 1.7m further to the rear. The eaves

would be approximately 0.4m higher than the existing garage structure and would have a crown roof form of 3.5m high. The additional depth of the extension would be screened from view from these neighbours by the existing boundary hedge to their side and the proposed door to the utility room would face on to this hedge. The only openings to the side of the neighbour's property are a door and window both serving non-habitable rooms and situated further towards the front of the building. The new roof to the garage would not adversely impact the neighbours. The extension would extend slightly beyond a line projected at 45 degrees from the neighbours nearest window, however, given the position of the extension to the north of these neighbours, the gap to the boundary and the dense boundary screening to the neighbour's side there would be no significant adverse impact on their amenities. The extension would not appear overbearing or oppressive or result in loss of light to principal rooms or overlooking.

No.20 is located to the north side and has extensions to the side and rear. There is a fence to the boundary with shrubs and trees further into the garden. There is a window and a door to the side of the neighbour's extension, both of which serve as secondary openings to the main ones to the rear and north side. The proposed extension would project a similar distance to the rear as the neighbour's extension and is in a similar position set in from the boundary. The glazed side elevation of the existing conservatory would be replaced with a rendered wall with two small windows both serving the living room and there would be no increase in overlooking above that which currently exists. The proposed extension would not appear overbearing or oppressive to the neighbours or result in any significant overshadowing or loss of light to principal openings.

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

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to side elevations 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

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Case Officer:	Amanda Haslett	Date:	16/11/23
Authorised by:	Jo Morin	Date:	16.11.2023