Expiry Date - 12/12/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1447/23 Recommendation – APPROVE

Site: 47 Robson Road Worthing West Sussex BN12 4EE

Proposal: Single storey rear extension to replace existing conservatory

Date of site visit: 15/11/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site Notice: Y – posted on 15.11.2023 and publicised in the Worthing Herald on 26.10.2023.

Site and Surroundings:

The application property is situated on the west side of Robson Road within a residential area. The property forms part of the westerly boundary of Robson Road Conservation Area. The Conservation Area comprises a total of 11No. houses which together form the distinctive setting of the street scene. The properties within the designation are labelled within the Council's appraisal document as 'fine examples of modern movement inspired architecture', defined fundamentally through their massing, flat roofs, parapets, and smooth rendering amongst other distinctive features. Properties are three-storey and exhibit a series of flat roofs at differing heights with a parapet to first-floor level and a bay window section to façade.

The application property is semi-detached and enjoys a comparatively larger plot than most others within the Conservation Area. The attached property, No. 49 Robson Road, appears to be a mirrored copy of the application property and shares a similar footprint and plot size. The property has a large front garden, set behind a decorative brick wall with predominant basket weave design and benefits from two vehicular access points. A gate with fence panels and trellis above extends aligned with the front elevation of the house and connects the detached garage which abuts and extends parallel with the shared boundary with No. 45 Robson Road to the south. Beyond the fence is a moderate sized wrap-around garden comprising a mix of patio and grass. A conservatory projects from the northerly side of the rear elevation of the property and adjacent the shared boundary with No. 49 to the north. To the southerly side is a flat roof projection original to the house which serves as a kitchen. The garden is bounded by a tall boundary fence to the north side along with notably tall hedge rows to the south side and rear (west).

Proposal:

Permission is sought to demolish the existing conservatory and construct a flat roofed single-storey rear extension.

The proposed extension would project approximately 5.22m at maximum depth, 7.82m wide (full width of the property), and 3.3m to flat roof height. Openings are proposed to the rear (French doors and 2No. windows), south side (bi-fold doors), and 2No. roof lights are proposed.

Relevant Planning History:

Permission granted at the attached property No. 49 for single storey rear infill extension under AWDM/0806/17, decision issued 26 Jun 2017.

Consultations:

The Worthing Society: No comment received.

Representations: None received.

Relevant Planning Policies and Guidance

National Planning Policy Framework (Revised September 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)
Conservation Area Appraisal – XX Robson Road

Worthing Local Plan (2023) 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)
DM24 (The Historic Environment)

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, and the effects on the character and appearance of the Conservation Area.

Visual Amenity and Heritage

The proposed extension would be visible to some degree when viewed from parts of both Robson Road and Trent Road by virtue of the extensions siting and scale in this context. Whilst the existing southerly rear projection reflects the character and proportions of the property, the conservatory, although not amounting to a significant degree of harm, does not have this effect. The proposed extension would sit flush and reflect the flat roof form and height of the existing southerly rear projection and differ only by way of depth increase, which would not exceed the maximum depth of the existing conservatory. Moreover, the extension would be finished using matching render for the

elevations. In view of the above, it is considered that the proposed extension would not dominate views from the street scene nor would it pose an unacceptable impact to the visual amenities of the area. The proposal would respect the prevailing character and appearance of the Conservation Area. The proposal is acceptable on visual amenity grounds.

Residential Amenity

The only neighbour that would be affected by the proposal would be the attached property No. 49. The neighbours to the rear (west) and south side are spaced a sufficient distance from the site and behind tall boundary treatments of which are to remain, as confirmed by the applicant.

Whilst the proposed extension would not exceed the maximum extent of the conservatory, it is being pulled immediately alongside the shared boundary, where-as the conservatory angled off to achieve its maximum depth set in some approximately 2.25m. Further, the extension would be heavier in massing and appearance by virtue of its form, siting, overall scale and solid construction. Thus, the proposal would pose an alteration to this neighbours outlook from their rear windows and garden space. Notwithstanding, this is not anticipated to result in a materially overbearing and overshadowing effect in view of the existing situation and acceptable projection beyond this neighbours rear building line in this context (some approximately 2.8m), which accords with the Council's extending or altering your home SPG. No unneighbourly overlooking would occur as the openings proposed would face into the applicants own garden and onto the tall boundary treatments.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Matching Materials
4. No Openings North Elev

Informatives:-

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.

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

Case Officer: Jason Albon Date: 07.12.2023

Expiry Date - 12/12/2023

Authorised by: Jo Morin Date: 07.12.2023