Expiry Date - 08/08/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0832/24 **Recommendation – REFUSE**

Site: **36 Southfield Road Worthing West Sussex BN14 9EH**

Proposal: **Householder application for permitted development for prior approval for single storey extension to rear of property measuring 3.8m from rear wall of the original house, maximum height 3.5m and height of eaves of the extension 2.6m**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal seeks prior approval for a single storey rear extension. The proposed extension is considered against the Town and Country Planning (General Permitted Development) (England) order 2015. The site is a mid-terrace two storey dwelling on the south side of Southfield Road.

The site is not within a Conservation Area and the building is not Listed.

Representations

One Letter of Representation:
I am not wanting to object my neighbour having an extension but I am very concerned about the following:

1) The light that currently comes into my back door and dining area will be blotted out by the planned extension. The new wall will come up to the edge of our shared wall and dominate the space I have. This needs to be seen.
2) There are damp concerns anyway. The joining outdoor wall has rising damp. If the area is darkened by an extension, it will create complete shade and make the situation worse. I do not want this to impact my wall with damp. These houses are notorious for damp problems.
3) I had my property valued by an estate agent and he did not think my neighbours planned extension would benefit me at all and in fact, it would have a negative impact. It will create a more dominant wall making the whole indoors darker. I already feel 'closed in' and claustrophobic in these narrow houses. They are too small to keep building outwards.
4) The plans are a wall right up against the joining wall and the kitchen window to the side will also potentially be darkened and have a

dominant wall as a view. The view from my kitchen window will be ruined.

Planning Assessment

Principle

The proposal will be viewed against the criteria of permitted development, as laid out within The Town and Country Planning (General Permitted Development) (England) Order 2015

Consideration

Schedule 2, Part 1, Class A, A.4 (7) requires that “where any owner or occupier of any adjoining premises objects to the proposed development, the prior approval of the local planning authority is required as to the impact of the proposed development on the amenity of any adjoining premises”. An objection was received therefore an assessment of amenity impacts has been made.

The key consideration is the effects on the residential amenities of the adjoining residential property No.38 Southfield Road, to the east. There is currently no extension to No. 38 Southfield Road and therefore it is necessary to consider the depth and height with regards the effects on No.38. The proposal would be 3.8m deep and the overall height would be 3.5m with an eaves height of 2.6m. When viewed internally from the rear facing habitable room and externally from the patio area of No 38, it is considered that there would be an overbearing impact on the rear patio and rear living area of that dwelling and unacceptable loss of daylight, particularly as these houses are terraced with a limited plot width.

Due to the location of the proposal, it is not considered to have any impact on the neighbouring property to the west, no 34. This is due to the existing arrangement of the property.

Recommendation

REFUSE
The depth of the proposed extension in proximity to the east side boundary would have an enclosing and overbearing impact resulting in an unacceptable loss of outlook and reduction in the light to the rear habitable room and patio area of No.38 Southfield Road. The proposal is therefore contrary to the National Planning Policy Framework, policy DM5 of the Worthing Local Plan (2023) and the Council's Supplementary Planning Guidance 'Extending or Altering Your Home'.

Case Officer: Finlay Gardner **Date:** 08/08/2024

Authorised by: Louise Prew **Date:** 08/08/2024