Expiry Date - 10/06/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0498/24 Recommendation – APPROVE

Site: 5 Lingfield Close Worthing West Sussex BN13 2DZ

Proposal: Proposed Single Storey Rear Extension

Date of site visit: 20/05/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is a semi-detached bungalow located to the west side of Lingfield Close which is a cul-de-sac. The property comprises predominantly facing brick elevations, an interlocking tiled gable roof, and white UPVC openings. The property is set back a moderate distance from the public realm behind a shallow brick wall and vehicle access. Hardstanding occupies the front garden space. The property's plot widens to the rear creating a larger side/ rear garden space, set behind a tall wall and gate which projects from the property's side (south) elevation. The rear garden space comprises a mixture of paving, grass, trees and shrubberies along with a garage likely used as storage and a greenhouse. An unusual shaped rear projection labelled as a dining room on the submitted plans extends into the rear garden space at a modest depth and scale. The attached neighbour No. 6 Lingfield Close to the north is separated by a tall close boarded fence and appears to have a mirrored original build to the application property. This neighbour has achieved a roof extension by way of a rear dormer and front roof lights and has substantially completed a single-storey rear extension, albeit there appears to be no recorded permission for the rear extension on the Council's database.

The property is not located within a Conservation Area and is not a Listed Building.

Proposal:

Permission is sought for the demolition of the existing rear projection and the construction of a single-storey rear extension to create an enlarged kitchen and living area. The extension would comprise a flat roof, facing brick elevations, and white aluminium sliding doors to the rear and side (south). The extension would project 2.8m in depth, have a width of 6.9m, and height of 2.8m.

Relevant Planning History:

Expiry Date - 10/06/2024

AWDM/0499/24 Application for a Lawful Development Certificate for a Proposed Loft Conversion and Rear Box Dormer with 2No. Front Roof Lights and Side (South) Window – Pending Consideration.

Consultations: None.

Representations: None received.

Relevant Planning Policies and Guidance

National Planning Policy Framework (Revised December 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

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

Visual Amenity

The side (south) profile and roof of the rear extension would be visible to the public realm by virtue of its positioning aligned with the side elevation and its height above the eaves of the original bungalow. Notwithstanding, views of the extension would be marginal, possible only via an oblique angle to the rear of the cul-de-sac; the bulk of the extension would be screened by the bungalow. In any event, the extension is considered to be set-back a sufficient distance from the street scene and would not appear dominant. The extension would project aligned with the existing side elevation and would harmonise with the existing bungalows layout.

There would be no adverse impact to visual amenity as a result of the proposal.

Residential Amenity

The only affected neighbour would be at the attached property to the north No. 6. The extension would not adversely impact the amenities of other surrounding neighbours owing to its relationship with these properties within this context.

The extension would only be set in approximately 0.1m from the shared boundary with No. 6 and would project at a depth of 2.8m parallel with the

boundary. It is noted that this neighbour has substantially completed a rear extension which appears to have similar dimensions to what this application proposes, close to she shared boundary. Notwithstanding, given there is no requisite record of this extension on the Council's database, the existence of this extension carries limited weight for this application. Irrespective of the extension at No. 6, the proposed extension is considered to be of an acceptable depth and overall scale within this context and conforms to what is advised within the Council's SPG.

No unneighbourly overlooking would occur as the proposed openings would be positioned a sufficient distance from adjacent neighbours and behind tall boundary fences/ vegetation.

The proposal is acceptable on residential amenity grounds.

Recommendation:

APPROVE subject to Conditions:-

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

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.

2. The applicant should be mindful that the roof extension approved under the Certificate of Lawfulness application reference AWDM/0499/24 should be substantially completed before any works commence to implement the planning permission for the rear extension the subject of this application. The Certificate of Lawfulness application reference AWDM/0499/24 would otherwise be invalidated.

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

Case Officer: Jason Albon Date: 06.06.2024

Authorised by: Jo Morin Date: 06.06.2024