Expiry Date - 01/10/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1023/24 Recommendation – APPROVE

Site: 4 Cowdray Close Worthing West Sussex BN12 4LQ

Proposal: Single storey rear extension.

Date of site visit: 23/09/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is located to the north and rear of the cul-de-sac Cowdray Close within a residential area. The property's plot is at an oblique angle to the head of the cul-de-sac and widens to the rear to create a good size garden. The property comprises a detached bungalow which has been enlarged by way of extensions subsequent to previous permission AWDM/0704/19, which also created a garage to the north-east corner of the plot, a front porch, an eyebrow dormer to the front, along with other enhancements to the aesthetic of the property. Elevations are comprised of facing brick with feature timber cladding to the front porch and dormer, the roof is hipped with an elevated ridge and finished in plain tiles, and openings are dark framed to emphasise the property's modern aesthetic. The properties within the cul-de-sac closely match the character of the application property in terms of building type, form, scale, plot size, and relationship with the highways.

The property is not within a conservation area, is not listed and there are no protected trees on site.

Proposal

Permission is sought for a hip-to-gable extension to the westerly side of the rear elevation to enlarge the existing bedroom and create an enlarged opening with bi-fold doors and bespoke top lights.

The extension would project approximately 1.4m, have a width of approximately 4.05m, and maximum height of approximately 4.25m high, shallowing to 2.2m at eaves level. 1No. roof light is proposed to either side of the new pitched roof.

Relevant Planning History:

Planning permission granted at the application property for alterations and enlargement of existing bungalow including removal of existing detached

garage, single-storey rear/side extension, eyebrow dormer to front elevation, rear dormer under AWDM/0704/19, decision issued 27 Jun 2019. This permission has been partially implemented with the rear dormer and rear roof lights having not been constructed and the garage is detached from the dwelling rather than connected via the utility projection as originally proposed. Should the applicant wish to regularise the detached garage they should submit a retrospective planning application.

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 proposed extension would be located to the rear of the property and be completely removed from the visible point of the street scene owing to the dwellings oblique angle. In any event, the extension would be in keeping with the form, design, materials, and proportions of the existing dwelling and would be of a good quality design which reflects what has been achieved to the west elevation of the rear projection implemented under permission AWDM/0704/19.

The proposal is acceptable on visual amenity grounds.

Residential Amenity

The extension would project aligned with the easterly elevation of the existing dwelling at a modest depth. This would leave a comfortable gap of approximately 6.5m to the nearest shared boundary (No. 3 to the south-westerly). This neighbour is equally spaced a good distance from the shared boundary and behind their garage which forms part of the shared boundary and provides screening. The only openings proposed would be to the rear which would face into the applicants own deep garden. In view of the above,

the proposed extension is not anticipated to give rise to any harmful effects on surrounding residential amenity.

There are no residential amenity grounds to resist the proposal.

Recommendation:

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Matching materials

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: 27.09.2024
Authorised by:	Jo Morin	Date: 30.09.2024