Expiry Date - 02/07/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0598/24 Recommendation – APPROVE

Site: 21 Goldsmith Road Worthing West Sussex BN14 8ES

Proposal: Single-storey rear extension and proposed loft conversion with rear dormer.

Date of site visit: 24/04/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings
The site is located on the north side of the road and is in the middle of a small terrace of properties. Properties in the vicinity are largely two storeys in nature, some of which have converted their loft space into habitable accommodation. The application site has parking to the front and a large, long rear garden. Within which is a large outbuilding to the northernmost end.

Proposal
The application relates to the conversion of the roof space through the introduction of a rear dormer with no alteration to the principal elevation. To the rear of the site the application seeks to introduce a single storey rear extension measuring 6m in depth with a reduced roof height of 3m.

Within the rear extension there is proposed to be a full-length window and to the rear there are proposed to be some bi folding doors. The dormer has been amended to be stepped back from the rear elevation within the amended proposal.

Relevant Planning History:
None

Consultations:
None

Representations:
None

Relevant Planning Policies
Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (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
Due to the location of both the dormer and the extension there will be no impact on the visual amenity of the street scene. The dormer does not have any windows placed within the principal roof slope.

The scale of the developments ensures they are subservient to the host dwelling. The rear dormer will add bulk to the rear of the application site. However, with the development being set back from the rear elevation the extension can be considered to be subservient to the host and not dominate the rear of the house. The proposed dormer sits comfortably within the rear roof slope.

This has assisted in ensuring that the scale of the development remains subservient to the host. With the length of the rear gardens in this instance it is not considered that 6m on the boundary would result in a significant area of the amenity space being dominated by the proposed development.

A condition will be attached to ensure the materials match the existing house to ensure the complement the existing house.

As such it is considered that the proposed development would be complaint with policy DM5 and would not affect the visual amenity of the area.

Residential Amenity
With the proposed extension being located on the boundary with the neighbour to the western side they will be impacted more than that of the neighbour to the east. Due to the separation distance to the property to the east there is not considered to be any impact on the residential amenity of this property that would be to the detriment of the application.

In terms of overlooking the extension will not have any views that are not currently available from within the application site. Due to the extension being single storey in nature there would not be any unacceptable overlooking from the extension.

The extension has been reduced in height. With the height of the fencing it is not considered that there would be a demonstrable level of overshadowing on the neighbours who themselves have an existing conservatory for some of the depth of the proposal.

The overall scale of the dormer will not overbear or overshadow the neighbouring property. The views which can be achieved from the dormer to the rear would not be out of character from a residential area. The views will be to the rear and can already be achieved from the windows at the first floor.

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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

Case Officer: Finlay Gardner Date: 09/07/2024

Authorised by: Louise Prew Date: 10/07/2024