Expiry Date - 08/07/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0618/24 Recommendation – APPROVE

Site: 21 Pendine Avenue Worthing West Sussex BN11 2NA

Proposal: Demolition of existing garage. Proposed flat roof rear extension.

Date of site visit: 27/06/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings
The site is located on the north side of the road and contains a detached bungalow with garage to the western side. The application site has parking to the front and is situated comfortably within the plot.

Proposal
The application relates to the demolition of the garage to the side of the property and introduction of a rear extension. The extension will measure 2.3m to the rear and wrap around the existing rear extension to meet the original rear elevation at a depth of approximately 3.25m

Relevant Planning History:
AWDM/0618/24 - Application for a Lawful Development Certificate for Proposed rooms in roof consisting of hip to gable to east and west, rear dormer and front roof lights. Application approved 08/07/2024.

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 the extension, there will be no impact on the visual amenity of the street scene. With the removal of the garage there will be a minor impact that will improve the street scene by removing a garage in poor condition.

The change in fenestration to a black cladding has been removed to ensure that the proposal does not create a visually unsympathetic addition to the street scene. Through the change in the plans there is not considered to be any impact on the street scene due to the position of the proposal to the rear of the site.

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 to the rear of the detached property both neighbours will be affected by the proposed development. The separation distance from both neighbours and the moderate depth will allow for the proposal to not overbear the neighbouring properties.

Due to the larger proportion of the extension being towards No.23 there will be more of an impact on this property. With the single storey nature of the proposal and the 3.2m separation from the neighbouring elevation there is not considered to be any overshadowing. Furthermore, the minor nature of the proposal ensures there will be no oppressive impact from the extension.

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.

As such it is considered that the application will be in accordance with Policy DM5 of the Worthing Local Plan.

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