Expiry Date - 18/06/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0543/24 **Recommendation – APPROVE**

Site: **29 Ely Road Worthing West Sussex BN13 1BD**

Proposal: **Amendment to fenestration to part single part two storey rear extension approved under application AWDM/1556/23 and proposed single storey extension to north side**

Date of site visit: 08/07/24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the north-west side of Ely Road within a residential area of Worthing. The property comprises a detached, two storey house with brick and tile hung elevations and a tiled pitched roof. The property is positioned at an angle to the road where it curves round to the right. There is an open lawn and driveway to the front leading to the integral garage and a large garden to the rear. The property has previously been extended by a first floor extension to the north side. A two storey rear extension was approved under application AWDM/1556/23.

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

Proposal

Planning permission sought for changes to the fenestration of the previously approved two storey rear extension and for a proposed single storey extension to the north side.

The part single storey and part two storey extension is identical in scale, form and dimensions to that approved under application AWDM/1556/23 with the only changes proposed being to the openings. These changes involve removal of the French doors to the south side, a larger glazed opening to the rear elevation and an additional window (moved further along) to the north side. All of these changes relate to the ground floor openings only.

The proposed single storey extension would adjoin the north side of the building and the rear of the garage and would measure approximately 2.25m wide x 2.8m deep with a flat roof of 2.7m high. The extension would be finished in bricks to match the existing building with a door to the rear and would accommodate a bathroom.

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Relevant Planning History:

AWDM/1556/23 - Two storey rear extension – Approved

AWDM/1013/20 - Proposed first floor extension over existing garage to north side – Approved

10/0787/FULL - Proposed first floor extension over existing garage to form a bedroom – Refused

92/05217/FULL - Proposed ground and first floor extensions – Approved

92/05216/FULL - Ground floor extension to provide garage, kitchen extension and porch - Approved

Consultations:

None required

Representations:

Two objections received.

- *We have concerns with the proposed planning application for the following reasons:*

  It is a clear over development of a property - the proposed plan of extension would extend the house considerably and would actually be seen by a number of houses in the area - not just the houses you have notified - walking up Ely Road and it would clearly be seen. Our property's garden would be able to see an enormous bricked wall. If all houses in this area were allowed to build such extensions then the area would become very claustrophobic and actually alter the designs of the surrounding area - we believe there have been refusals of extensions in the surrounding area because of the change they would have on the streets and neighbourhood. We would enquire as to why this design is different?

  The extension planned would impact the light of a number of neighbours. With regard to privacy - bringing the property further out (2.75m) would surely impact the privacy of other gardens in the area.

Several objections received from the neighbour to the north at No.31 (It should be noted that although this neighbour was consulted on the previous application for the two storey rear extension, they did not receive this letter and therefore were unable to object to the previous application):

- *I am concerned about the further loss of light to my garden. We have already lost light due to the extension over the garage and this will mean limited light for at least 6 months of the year.*

The extension is an over-development that is inappropriate for the property.

I already know from previous experience that these builders underestimate the time it takes to complete work and I am concerned about the noise and effect on privacy. Much of the work last time involved them being able to see into my garden when I was using it with my children. Please be aware they will not be allowed access to my property at all.

- *The proposed rear extension to 29 Ely Rd is an inappropriate over - development of a property occupied by a single person. We are well aware as neighbours of the residents ailing health and her desire to have a live in carer but the size of this extension is disproportionate to her needs. We have already lost light with the extension above the garage at 29 Ely Rd and we are now very likely to have limited light to our garden area for at least 6 months of the year.*

- *The 1st floor rear extension of 2.75 metres would significantly impact the light to my garden and rear of my property, given the fact that the recent 1st floor over-garage extension already reduces the light to my property, more than we were initially led to believe it would, the roof line especially impacts the sunlight to my decked area and the surrounding flowers and things like drying washing etc.*

  I have grave concerns re the impact this would have on my and my family's enjoyment of our own garden, especially given that my children spend a lot of time playing there. I have no issue with the ground floor bathroom and rear extension, but the 1st floor extension is not in keeping with what we were told by the builders and is therefore unacceptable.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (DLUHC 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 single and two storey rear extension has already been considered and approved under application AWDM/1556/23, therefore the only matter to consider in relation to this aspect of the plans is the change to ground floor openings. The key considerations are the effects of the proposed single storey side extension and changes to the ground floor openings on the visual and residential amenities of the locality.

Visual Amenity

The changes to ground floor openings proposed to the approved two storey rear extension would not be visible from the surrounding street scene and would not adversely affect the character of dwelling or cause harm to visual amenity.

The proposed single storey side extension would be positioned behind the garage and hidden from view by the first floor extension to this side of the application property and the garage at the neighbouring property and would not be visible in the street scene. The proposed extension is small in scale and low in height and would not dominate or detract from the existing building.

There would be no adverse impact on the visual amenities of the locality as a result of this proposal.

Residential Amenity

The most affected property is to the north side at No.31 Ely Road. This property is positioned much further forwards in its plot than No.29 and is set in from the boundary by approximately 2.6m. There is a garage at No.31 adjacent to the boundary with No.29, where the side extension is proposed. The neighbour's garage is set back approximately 0.7m from the rear of the applicant's garage where the extension is proposed. This gap is currently filled by planting and views through this gap from the neighbour are not possible at present. The proposed extension would require cutting back the existing planting to the applicant's side resulting in a small section of the extension being visible from the neighbours property however due to the small scale of the proposal with a low roof that would be mainly screened by the neighbour's garage, there would be no detrimental impact on No.31. There would be no overshadowing or loss of light to the neighbour's property as a result of the proposed single storey side extension in this position and no overlooking would occur.

The changes to fenestration to the previously approved rear extension are at ground floor level and would not affect the privacy of adjacent occupiers.

There would be no detrimental impact on the residential amenities of adjacent occupiers as a result of the proposed extension or changes to fenestration.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No additional openings to FF side and rear elevations of extension or north side of side extension

Informative

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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? Y

Case Officer: Amanda Haslett Date: 10/07/24

Authorised by: Jo Morin Date: 10.07.2024