Expiry Date - 16/09/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0942/24 **Recommendation – APPROVE**

Site: **20 Cedar Close Worthing West Sussex BN13 2HZ**

Proposal: **One and a half storey side extension**

Date of site visit: 27/08/24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the east side at the end of Cedar Close within a residential area of Worthing. The property comprises an end of terrace, two storey house with brick and tile hung elevations and a pitched roof. The terrace of six is staggered in pairs with the application property and the adjoining house being set back further than those to the south. No.20 is set back from the neighbour to the north (No.19) by about 13.7m and is set back from the road edge by about 22m behind an open plan front garden and driveway. There is a wall to the north side of the property that encloses the side garden and a good size garden to the rear.

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

Proposal

Planning permission is sought for a one and a half storey extension to the north side.

The proposed extension would measure approximately 2.7m wide x 7.6m deep at ground floor and 5.75m deep at first floor which is set back 1.85m further from the front. The extension would have a single storey eaves to the front of about 2.45m high and one and a half story eaves to the rear of approximately 3.2m high and a ridge height of 5.85m.

The extension would accommodate a bedroom with window to the front, ensuite with window to the side and kitchen with window to the rear at ground floor and a bedroom with roof lights to the front and rear at first floor. Bedroom 3 at first floor of the existing building would be converted to a family bathroom.

The extension would be set back approximately 0.7m from the front porch and would be finished in bricks and tiles to match the existing building.

The application has been significantly amended since its original submission as a 2 storey side extension including a set back from the frontage, reduction in height to one and a half storeys with single storey eaves to the front.

Relevant Planning History:

94/05123/FULL - Single storey side extension to enlarge kitchen and provide garage – Approved

94/05122/FULL - Single storey side extension to enlarge kitchen and provide garage - Refused

Consultations:

None required

Representations:

One objection received in response to the original plans and repeated in relation to the amended plans, as summarised below:

Amended plans

- Garage roof would need to be reinforced at No.20s expense
- Roots of existing trees will be damaged and could affect the screening provided at present
- Boundary fence should be replaced with a 6' fence due to close proximity of new footpath

Original application

- Similar application rejected previously
- West facing bedroom window would overlook kitchen, back door, steps and garden bench
- Time spent in garden is vital for health
- Trees provide screen, building works would affect roots and reduce or remove privacy
- Removal of wall to front of No.20 would affect stability of garage roof, remedial work would be responsibility of No.20

Officer response: Any works required to the existing wall would be managed under a party wall agreement and do not form part of the planning application under consideration. The roots of the neighbour's trees are unlikely to be impacted by the proposed extension which is set in from the boundary and outside of the crown spread of these trees. There is no planning requirement to replace the existing boundary fence. The plans have been amended and the first floor front window has been replaced with a roof light at lower level.

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 key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The street scene consists of small terraces or semi-detached, 2 storey houses with brick and tile hung elevations and pitched roofs. Some of these terraces are parallel to the road running north to south and others extend to the side, east and west. The application site forms an end of terrace property parallel with the road at the end of the close. The north end of the terrace to which No.20 belongs is set back approximately 13.7m behind the frontage of No.19 to the north, and the south end of the terrace is set back about 9.7m from this property. The proposed extension would be positioned about 22m back from the road. Due to its set back position and location at the end of a close, the application property is not overly prominent in the street scene.

There are several examples of side extensions to properties in the immediate street scene including a flat roof side extension to No.25 (at the south end of the same terrace) and a pitched roof extension at No.40 both of which were granted consent (pre 1990). These extensions are visible in the street scene and although they are not particularly good examples of design they do demonstrate that side extensions in general are not out of character in the street scene. A side extension has also been approved (not yet built) at No.10.

The proposed extension would be set back from the front of No.20 with a ridge height of approximately 2.25m lower than the existing building and would be subsidiary in scale and form. The extension would be set in 0.9m from the side boundary retaining space to the side. The design of the extension has been significantly amended resulting in a single storey height eaves to the front that would line through with the bottom of the tile hanging. The ground floor window would also line through with the windows on the existing building. The ridge line has been set further back to achieve a one and a half storey height to the rear but would match the roof pitch and form of the existing roof.

The rear of the extension would be less successful in integrating with the existing building due to the eaves level positioned midway between the ground and first floor. The roof form would however reflect the existing in terms of pitch and match the materials of the existing building. Only limited views of the rear of this property (as viewed from Mardale Road) are possible due to the partial screening provided by the house and garage at No.61, both of which are permanent structures and therefore this screening would be retained in perpetuity. The pitched roof would be visible from this viewpoint but is not out

of character with its surroundings and the majority of the vertical wall would be hidden therefore significantly reducing any impact on the street scene. Although it is noted that a similar one and a half storey extension in a more visible location would be unlikely to be supported, in this particular case and due to the limited views of the rear elevation available, the proposed extension is considered acceptable.

Due to the set back position of the front of No.20 and limited views from the rear the proposal would not appear dominant or intrusive in the street scene. The amendments to the design of the extension have significantly improved its appearance to the front and this would integrate well with the existing building and reflect the character of the area. There would be no significant adverse impact on the visual amenities of the locality as a result of this application.

Residential Amenity

The most affected neighbours are those to the north side at No.19 Cedar Close and No.61 Mardale Road and to the rear at No.57 and No.59.

The front of No.19 is positioned approximately 13.7m further forwards than No.20 and to the rear 5.5m further forwards. The proposed extension would not project beyond the front elevation of No.20 and would be set in 0.9m from the boundary. The low front eaves height of 2.45m and set back ridge would ensure that there would be no overshadowing to the house or garden of this neighbour. The ridge height has been significantly lowered since the original submission and would not appear overbearing or oppressive to this neighbour. The addition of a roof light to the front due to its pitched roof angle would prevent overlooking to the neighbour's house or garden. The closest rear facing window to No.19 serves a bathroom, a non-habitable room and would not be affected by the proposal. This neighbour raised concerns in relation to the front wall being removed and how it would destabilise their garage, however the part of the wall that attaches to the neighbour's garage is not shown as being removed, is not necessary to be removed to accommodate the extension and would not require planning permission for its removal. The trees to No.19 are fully contained within their garden and relatively small in size and due to the set in position of the extension away from the boundary these are unlikely to be affected by the proposed extension.

No.61 is positioned to the north-east of No.20 with its rear garden to the west. The proposed extension would align with the rear elevation of the existing house projecting 2.7m closer to the boundary with No.61. The boundary is formed by a 1.8m high fence and is adjacent to the side of the neighbour's rear garden. A gap of 0.9m is retained to the side of the extension. The significant reduction to the ridge height of the proposed extension and its revised form to a one and a half storey extension reduces the impact on the neighbour and the proposal would not appear overbearing or oppressive. There would be no significant increase in overshadowing to the neighbours garden as the extension would not extend beyond the front or rear of the existing building. The closest openings to No.61 are a first floor window serving a bathroom and a ground floor door and window serving a kitchen, both non-habitable rooms

and light to these windows would not be adversely affected. The rear roof light would not result in overlooking or loss of privacy to these occupants.

The side elevation of the flats at No.57 and 59 Mardale Road is positioned approximately 20m from the rear of the extension. There are two windows set back further to the south of the side elevation of the top floor flat. The proposed roof light to the rear of the extension would not provide views to these windows and there would be no overlooking or loss of privacy to these occupants.

There would be no significant detrimental impact on the residential amenities of adjacent occupiers as a result of this application.

Recommendation

APPROVE subject to Conditions:-

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

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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: 06/11/24

Authorised by: Jo Morin Date: 07.11.2024