Expiry Date - 12/04/2024

# Development Control – Delegated Officer Report

**Application Number: AWDM/0124/24 Recommendation – APPROVE**

**Site: 51 Bolsover Road Worthing West Sussex BN13 1NR**

**Proposal: Proposed single-storey rear extension**

**Date of site visit:** 14/03/2024

**Neighbours checked:** Y

**Additional neighbour notifications**: N

**Site and Surroundings**

The application property is located on the south side of Bolsover Road within a residential area. The property is a two-storey semi-detached house comprising predominantly facing brickwork elevations with vertical hanging tiles to the bay section to façade, a plain tiled hipped roof, and white UPVC windows.

The property is set back from the public realm a moderate distance with the hardstanding to the front of the house allowing for parking provision for 2 vehicles. The westerly part of the front garden comprises a grass area. The driveway extends from the public realm alongside the east elevation of the house where it serves the property's garage which is located just beyond the rear elevation of the original house but is attached via a lean-to. The garage is paired with the adjacent neighbours' No. 49 Bolsover Road at the shared boundary, although it appears this neighbour has converted their garage into habitable floor space. Notwithstanding this, the garages are mirrored in scale and appearance insofar as views from the street scene are concerned by virtue of the retention of the garage door and front parapet to No. 49's garage. The application property's garage is likely used as storage given the narrow access between the side wall of the house and shared boundary. A car port extends forward of the garage.

To the rear of the property, a lean-to labelled as a utility on the plans along with a covered patio area projects the width of the house and connects the garage. The garden space is of a moderate size and comprises low-level decking to the front with grass, shrubberies, and a pathway extending to the rear. A small-scale shed projects from the rear of the garage alongside the shared boundary with No. 49. The attached neighbour No. 53 Bolsover Road appears to have been constructed as a mirrored copy of the application property. This neighbour has recently achieved planning permission for a rear and side extension under AWDM/1756/23 but it had not commenced at time of site visit. Thus, as there is no guarantee that this permission will be implemented, it has limited weight as a consideration for this application. Both

adjacent neighbours are separated by approximately 1.8m high close boarded fences.

**Proposal:**

Permission is sought to demolish the existing lean-to rear projection and construct a single-storey rear extension to create an enlarged kitchen and dining area. The extension would comprise render elevations, a felt or fibreglass flat roof, and UPVC openings.

The lean-to which is to be demolished spans virtually the width of the house (approximately 6.4m) and measures approximately 2.47m deep and 3m at maximum height, gradually shallowing to approximately 2.6m. The proposed extension would also span the width of the house but would project at a depth of approximately 4m and have a consistent flat roof height of approximately 2.9m. Rear bi-fold doors and a window are proposed along with 2No. roof lights. The existing ground-floor side (east) window which currently serves the kitchen would be partially blocked up and replaced with a door to serve the newly created utility/ store.

**Relevant Planning History:**

The existing lean-to at the application property was constructed under PD circa 1958.

Recent approval at the attached property No. 53 for proposed single storey replacement extension rear and side under AWDM/1756/23, decision issued 12 Feb 2024. Prior to this, PD was achieved for the conservatory constructed circa 1984.

Permission granted at the adjacent property No. 49 for erection of a single storey rear extension and extension and alterations to existing garage under 00/00468/FULL, decision issued 04 Jul 2000.

**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 in place of the existing lean-to and would adjoin the garage. The development would therefore be set back a good distance from the street scene and largely removed from public vantage points. The garage would not be altered so would remain the dominant visual feature to the rear of the property and the visual balance with the adjacent neighbour No. 49 would be retained. In any event, the development would be at a scale and form which is subservient to and respects the character of the existing dwelling and surrounding area.

Other properties along this side of Bolsover Road have achieved a rear extension similar to what is being proposed here, namely at both adjacent properties No. 53 and No. 49. The development is not considered excessive and a good sized garden would be retained.

The proposal is acceptable on visual amenity grounds.

***Residential Amenity***

The most affected neighbour would be at the attached property No. 53 Bolsover Road. The adjacent neighbour to the east No. 49 would not be adversely affected owing to the positioning of their converted garage which projects at a greater depth and provides screening.

It was communicated to the agent that it would be the Council's preference for the extension to be reduced to 3.5m alongside the shared boundary with the attached neighbour No. 53 in order to reflect/ mirror the scheme that has been recently permitted at the neighbouring property in this position. Whilst that scheme was granted for an extension of varying depths to the rear, the most fundamental amendment secured was to address the impact of the extension on No. 51 (the subject of this application) by restricting the extension to a depth of 3.5m alongside the shared boundary, before angling 45 degree inwards of the property to achieve a greater depth at a less impactful position away from the boundary. Notwithstanding, the agent responded expressing their desire to proceed with the application as originally submitted.

Whilst this outcome was not the preferred option of the Council, in treating this application on its individual merits, the resulting harm of the extensions 4m depth at the shared boundary is not considered to be so significant to render the application unacceptable on these grounds. The Council has arrived at this decision in view of what has been permitted at the adjacent properties and wider area together with the context of the site and relationship with No. 53. At current, No. 53 exhibits a rear conservatory which comprises fully glazed elevations to the rear and sides and projects alongside the shared boundary at a depth of approximately 3.1m. The proposed extension would

exceed this depth by a mere 0.9m and would therefore not have a materially overbearing or overshadowing effect on this neighbour, owing in part to the south facing gardens. The proposed rear door and window would not give rise to overlooking issues owing to their orientation into the applicants own garden.

There are no residential amenity grounds to resist the proposal.

**Recommendation:**

**APPROVE** subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Materials
4. No Openings West Elevation

**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: 12.04.2024

Authorised by: Jo Morin Date: 12.04.2024