Expiry: 11/1

Development Control – Delegated Officer Report

Application Number: AWDM/1590/23 Recommendation: Grant

Site: 39 Alinora Crescent, Worthing

Proposal: Proposed Front / Rear Extensions and Garage Conversion to habitable room

Date of site visit: 19/12

Neighbours checked: y

Additional neighbour notifications:

Site and Surroundings

This application relates to a detached two storey house on the south west side of Alinora Crescent. Nos. 7 to 49 (odd) were built at the same time in the same style with a cat slide roof on one side. The property has extended into this cat slide with a wide double hipped roof dormer. A rear conservatory has also been added. The property is painted and rendered with Cedral cladding to the first floor front elevation and interlocking roof tiles.

This is an established residential suburb of Worthing. It is not a conservation area and the property is not a listed building. There are no protected trees on the site.

Proposal

Planning permission is sought to replace the rear conservatory with a full width mono pitched roof extension. It measures 3.6 metres in depth and has an eaves height of 2.6 metres and ridge height of 3.8 metres.

Also proposed is the conversion of the integral garage into a habitable room with a 1.2 metre front extension which extends at roof level across the frontage to create an open canopy supported on a timber bracket.

Relevant Planning History:

None.

Expiry: 11/1

Consultations:

Highways:

From observation of the submitted plans, the proposal reduces frontage hardstanding by 1.2m through the proposed front extension. This leaves approximately 4.9m between back of publicly maintained highway and dwelling, it is anticipated this would still be a workable arrangement as WSCC standards for parking space dimensions are 2.4m x 4.8m. The applicant should be advised that vehicles are not permitted to overhang onto the Publicly Maintained Highway (footway) Section 137 Highways Act 1980 (wilful obstruction of the free passage along a highway) which is enforceable by Sussex Police.

In the event that vehicles would overspill onto the highway through the reduction of the garage space and hardstanding, the existing practise along Alinora Crescent is on-street parking which appears to operate with no known highways safety concerns. There are no known capacity issues with the on street parking arrangement in this location, the LPA may wish to consider this impact of overspill parking from an Amenity perspective.

No changes are proposed for the access onto the property.

The LHA does not consider that the proposal would have a 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 111), and there are no known transport grounds to resist the proposal.

Representations:

None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 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

In recent years similar front extensions have been added to Nos. 37 and 33, with permission. The extensions are to be rendered and painted white to match the ground floor of the house.

They will not be out of character.

Residential Amenity

No. 37 has a slightly less deep flat roofed rear extension and No. 41 has recently completed a deep rear addition under the Prior Approval route.

The rear extension will not cause significant harm to neighbour amenity.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to side elevations of extensions

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:	MOK	Date:	27/12/23
Authorised by:	Jo Morin	Date:	28.12.2023