Expiry Date - 23/01/2025

Development Control – Delegated Officer Report

Application Number: AWDM/1544/24 Recommendation – APPROVE

Site: Ark House 190 Sompting Road Worthing West Sussex

Proposal: Demolition of existing side extension and construction of new single storey side extension.

Date of site visit: 21.01.25

Neighbours checked: y

Additional neighbour notifications: N

Site and Surroundings

The application site comprises a semi-detached house on the east side of Sompting Road.

The property is set back from the road with vehicular access and a driveway to the front. The property has an attached garage to the southern side with lean to roof and is set back from the main front elevation. There is a wooden structure to the front elevation above the roof.

To the southern side is a detached house which is set approx. 1m from the boundary. The property appears to have one window on ground floor and a landing window in the north side elevation facing the application site.

The application property is used as a childrens home and is in a primarily residential area with a variety of house types.

Proposal

The application proposes the demolition of the existing garage and the erection of a single storey side extension to the southern side. The proposed extension would be set back slightly from the front elevation and would not be as deep as the existing as the existing dwelling. The extension would provide a utility room and a bedroom. A window is proposed to the front elevation with matching materials. A small window is proposed to the rear. The proposed extension would be to a height of approx. 2.9m with a dummy pitch tiled roof to the front. The front elevation would be rendered to match the existing.

Relevant Planning History:

AWDM/2069/20- Demolition of existing side extension and construction of single storey side extension. APPROVED

Consultations: None

Representations: None

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2024)
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 property is within a mixed residential area and the property is set back from the road with a front wall and a mature front garden. The property is a slightly higher level than the road.

The application proposes a single storey extension to the southern side of the property which would be set back slightly back from the existing front elevation of the dwelling.

There is already a garage on the side elevation and the additional extension would not be prominent in the street scene.

The design of the extension with dummy pitch to the front is in line with a previous permission. The extension would be in character with the building and would be of matching materials of brick and partial render to the front elevation.

Residential Amenity

The most affected property is No 188A Sompting Road to the south. This property is detached and is situated approx. 1m from the joint boundary. There is already a garage on the southern side of No 190. The impact would be from the additional development. The extension would be to a height of approx. 2.89m and prominently flat roofed.

No 188A has what appears from a 2002 planning application (WB/00465/FULL) two windows in the north elevation. One is a secondary window to a living room and another to a landing window. No 188A extends beyond the rear of No 190. The existing ground floor window to 188A is

already obscured by the existing garage for No 190, the proposed extension would be north of 188A and with no windows proposed in this elevation would not cause adverse loss of light or overlooking of this property.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No additional windows
5. No separate business

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? N

Case Officer: Jackie Fox Date: 28.01.25

Authorised by: Louise Prew Date: 28/01/2025