Expiry Date - 05/07/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0611/24 Recommendation – APPROVE

Site: 42 Aldsworth Avenue Worthing West Sussex BN12 4XF

Proposal: Single storey side infill extension.

Date of site visit: 10/06/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is located on the east side of Aldsworth Avenue within a residential area. The property is a detached chalet bungalow with modest sized dormers to front, sides, and rear. The property comprises facing brick elevations, an interlocking tiled cross-gable roof, and white UPVC openings. The property benefits from a good plot size consisting of gravel hardstanding, block paving, and a small lawn to the front, and a gravel and patio area along with a stepped-up lawn to the rear. The rear garden is bounded by ample vegetation to the shared boundaries.

Properties along this section of Aldsworth Avenue are detached two-storey houses/ chalet bungalows of a generous scale and plot size. There is diversity in the character of properties in general, but there is little variation in the building line of properties in relation to the street scene which, together with the good spacing between properties, creates an open character to the locality.

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

Proposal:

Permission is sought for a single-storey rear extension to infill the void to the north-east footprint of the dwelling (approximately 3.6m x 4.35m) to create an open plan kitchen/ dining/ living area. The extension would comprise matching facing brick elevations, a GRP flat roof (measuring approximately 3.1m at maximum height), and grey UPVC/ aluminium rear bi-fold doors. The patio would be raised to a consistent level to front the rear elevation.

Vertical picture windows are proposed to the rear and side (south) of the existing dwelling.

Relevant Planning History:

Permission granted at the application property to demolish existing garage and erect two storey side and rear extensions to form garage and dining room with bedrooms over, together with erection of dormers on sides, rear and front approved under 04/00797/FULL, decision issued 16 Aug 2004.

Proposed front and rear extensions including front bay window approved at No. 44 under AWDM/0840/11, decision issued 25 Nov 2011 (previous application refused under 10/0118/FULL). And erection of a first floor side extension approved under 00/00807/FULL, decision issued 18 Sep 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 not present an unacceptable addition to the street scene owing to its set-back position and siting to the rear elevation of the house, meaning it would only be visible from a narrow section of the public realm from an oblique angle. The flat roof would be utilitarian in form and would encroach the eaves of the house, however, this is not considered to be to the detriment of the visual amenities of the area in view of the above and coupled with the acknowledgement that many properties within the immediate and wider street scene have achieved a rear extension similar to what is being proposed in this instance. The extension would infill a void in the property's footprint and sit flush with the existing side (north) and rear elevation, harmonising with the existing layout of the house.

Part of the vegetation that abuts the shared boundary with No. 44 to the north would be lost in order to accommodate the extension and allow for access to the passage to the side of the house. This would not give rise to adverse impact given the vegetation is not considered to be of any special visual merit

and vegetation is still aplenty in the rear garden space and along this boundary line. A generous sized garden would be retained.

The proposed extension would not harmfully detract from the character and appearance of the existing house or street scene and there are no visual amenity grounds to resist the proposal.

Residential Amenity

The proposed extension would have an impact on the amenity of the adjacent neighbour to the north No. 44 by virtue of its projection parallel with the shared boundary with this neighbour. The proposal would pose a visible alteration and would reduce the admittance of light to some degree around the morning and afternoon time to this neighbour's nearside rear doors, side (south) windows, and rear patio area. Notwithstanding, this is not anticipated to be to a materially harmful degree and no significant overbearing or overshadowing impact would occur owing to the separation distance together with the acceptable scale of the proposed extension in this context; the existing gap to this neighbour would not be compromised and the addition of the proposed extension is not anticipated to unacceptably exacerbate the existing light situation. The proposed rear doors would face into the applicants own deep garden, thus, no unneighbourly overlooking would occur.

The vertical picture windows to the rear and side (south) of the existing dwelling and the raised patio area appear to fall within permitted development rights and therefore do not form a consideration of this application.

The proposal would not result in material harm to the residential amenities of surrounding neighbours.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Materials
4. No Openings North Side 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.

Expiry Date - 05/07/2024

Is recommendation contrary to letter(s) of representation? N

Case Officer:	Jason Albon	Date: 03.07.2024
Authorised by:	Jo Morin	Date: 03.07.2024