Expiry Date - 15/05/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0373/24 Recommendation – APPROVE

Site: 14 Ham Road Worthing West Sussex BN11 2QX

Proposal: Single storey rear side infill extension and new fenestration and wall finishes to rear elevation.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site is mid terrace property on the eastern side of Ham Road, characterised by 2 storey properties with some having converted their roof space such as the application site. The front of the properties host a small front garden with a long thin rear garden.

The property is not located within a conservation area, nor is the building listed.

Proposal
The application relates to a single storey rear extension to the rear of the site in the place of an existing conservatory. The conservatory will be removed and the extension will become an infill rear extension connecting to an existing rear protrusion. The maximum height of the extension is 2.7m on the boundary with a sloping roof to the neighbouring boundary to the north. The materials to be used will reflect the existing with a large level of glazing on the northern aspect. To the rear there would be a set of sliding doors as well as a circular window.

Relevant Planning History:

AWDM/1209/20 Proposed single-storey wrap-around extension to east, with parapet wall to south, east and west. Permitted 27/11/2020

Consultations: None

Representations: None received.

Relevant Planning Policies

Worthing Local Plan: Policy SP1, DM5,
National Planning Policy Framework 2023
SPG ‘Extending or Altering Your Home’ (WBC)

Planning Assessment

There is no objection in principle to residential extensions within the built-up area. The key issues are the effect on the residential and visual amenities of the locality.

Visual Amenity

Due to the location to the rear of the site there is not considered to be any impact on the visual amenity of the street scene. The scale of the development allows the proposal to be subservient to the host dwelling. Whilst there would be the introduction of new materials which are not present within the wider locality their location to the rear would result in the impact of such being limited.

Residential Amenity

Due to the terraced nature of the proposal, there will be an impact on the neighbouring properties. The proposal seeks to retain some similar features to that of the existing with the sloping glass roof towards the neighbouring boundary to the north of the site (No. 16). There will be an increase in overshadowing due to the introduction of a 2.7m wall to the front of the site. This is accentuated through the proposed depth of 6.848m on the boundary.

With the presence of the existing lean too roof there is already an impact on the neighbouring property. The neighbour has their own lean to roofing with corrugated plastic. The height of the extension on the boundary of 2.7m and the mirroring of the existing relationship allows for the proposal to not result in an adverse level of overbearing or overshadowing on the neighbouring property. The 3m parapet wall to the front of the site will result in some overbearing and overshadowing of the neighbour, however, this is not considered to be to a level which would be demonstrable to the application due to the reduction of the eaves height on the boundary at resulting in less of an impact on the neighbour for the majority of the extension.

The relationship with the property to the south (No. 14) is retained as the extension is behind the existing protrusion; as such they are not considered to be adversely impacted by the proposed development.

There is not considered to be any overlooking from the proposed extension due to the introduction of the windows within the rear elevation providing outlook on the rear garden of the host dwelling. The glazing within the roof of the proposed extension would not provide views which are not already available within the site. As such it is considered that the proposal will not overlook the neighbouring property.

Recommendation

APPROVE subject to Conditions:-

1. Approved Plans

Expiry Date - 15/05/2024

2. Standard Time Limit

Informative

1. Approved without amendment

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

Case Officer: Finlay Gardner Date: 18/06/2024

Authorised by: Louise Prew Date: 09/07/2024