Expiry Date - 15/06/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0587/23 **Recommendation – APPROVE**

Site: **9 Cuckfield Crescent Worthing West Sussex BN13 2ED**

Proposal: **Demolition of existing garage, proposed rear dormer, 2no. front roof lights and single storey rear extension to east elevation (Renewal of permission AWDM/1857/19 dated 22/01/20)**

Date of site visit: 24/05/23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the east side of Cuckfield Crescent within a residential area of Worthing. The property comprises of a semi-detached bungalow with brick and rendered elevations and a tiled pitched roof. The property is set back from the road behind a gravel hardstanding with a garage to the rear. There are several small single storey extensions to the rear of the bungalow, a good size garden and various outbuildings. The property is bordered by Durrington Recreation Ground to the rear.

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

Proposal

Planning permission is sought for demolition of the garage and construction of a single storey rear extension, a rear dormer and front roof lights. The application is for renewal of lapsed consent AWDM/1857/19 for demolition of existing garage and proposed rear dormer, 2no. front roof lights and single-storey rear extension to east elevation.

The existing rear extensions and garage would be demolished and a single storey extension constructed measuring 5m deep by 6.6m wide with a flat roof of 2.65m high with roof lights above. The extension would have glazed doors to the rear and a high level window to the south side and be finished in render.

The proposed rear dormer would measure approximately 5.25m wide by 2.6m deep and 2.15m high and would be finished in timber cladding. The dormer would serve a bedroom with window to the rear. Two roof lights are proposed to the front serving a bedroom and the stairs.

Relevant Planning History:

AWDM/1857/19 - Demolition of existing garage and proposed rear dormer, 2no. front rooflights and single-storey rear extension to east elevation. (Re-submission of AWDM/1309/19) - Approved

AWDM/1309/19 -Demolition of existing garage and construction of proposed porch, single-storey rear extension, two-storey side extension to accommodate new internal staircase, new dormer and front roof lights - Withdrawn

Consultations:

None required

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment

There is no objection in principle to extensions and alterations to existing dwellings, the key considerations are the effects on visual and residential amenity. In this case a similar development was approved by AWDM/1857/19, but has since lapsed.

Visual Amenity

The side elevations of the rear extension and dormer would both be visible from the road down the gap between bungalows to the side. Although visible, the scale and form of the extensions were considered acceptable. The proposed front roof lights are not an uncommon feature in the street scene and a number of other properties have similar additions.

The proposed timber cladding for the rear dormer would be visible from the side and in views from the recreation ground to the rear however the rear views are quite well screened by the trees along the boundary. The property sits in line with a goal on the football pitch which has a large wire mesh barrier behind to prevent balls going into gardens thus reducing the visibility of the property still further. The properties to the south are far more visible from the public viewpoint. Some of these properties already have dormers and/or rear extensions as does the property immediately to the north of the application site and therefore it is not considered that the proposed dormer or rear extension would have any adverse impact upon the character of the area.

Whilst the existing dormers in the area are finished in tile hanging the use of timber cladding would be viewed in context with the trees and fence as a backdrop which would help the cladding to blend in with its surroundings. It should be noted however that the use of composite cladding is unlikely to be acceptable here as this would not have the same effect of blending in to its surroundings. A condition securing the use of natural timber cladding or tile hanging is therefore considered appropriate.

There would be no significant adverse impact on the visual amenities of the locality.

Residential Amenity

The proposed 5m deep extension is deeper than would typically be considered acceptable in accordance with the above-mentioned SPG. However, the neighbouring property to the north already has a 4m deep extension permitted in 2018 so the proposed extension will only protrude past it by a maximum 1 metre. The retained garden would be around 12m in depth and will benefit from the removal of the existing side/rear garage. To the south, No.11 has its own garage along the common boundary which will block views of the extension. There would be no adverse impact on residential amenity.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials and natural timber cladding for dormer
4. No additional openings to side elevations of extension

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: Amanda Haslett Date: 15/06/23

Authorised by: Jo Morin Date: 15.06.2023