Expiry Date - 15/12/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1422/23 Recommendation – APPROVE

Site: 8 Banstead Close Worthing West Sussex BN12 4HS

Proposal: Singe storey extension to North elevation

Date of site visit: 27/11/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located at the end of Banstead Close a residential street which comprises detached bungalows within unusual shaped plots. The application site in the northernmost plot of Banstead close also hosts an irregular plot.

Number 8 has undergone a number of alterations including a rear extension on the western section as well as a side extension on the western elevation together with changes to the external finishes with the introduction of some cladded panels at the front and rear. The number of properties have been altered in the cul-de-sac, including alterations to the fenestration and cladded elements. To the southern end of the close some of the properties have become chalet styles with the roofs being converted to residential accommodation.

Proposal

This application relates to a further single storey rear extension on the eastern side of the property. The proposed extension will measure 3.1m in depth a width of 4m and a flat roof height of 2.85m.

The extension will be stepped in from the side elevation by approximately 0.4m and there will be a gap to the boundary of the property retained. Within the extension there are no proposed windows within the east or west elevations. To the rear there will be a windows looking to the rear boundary of the property.

Relevant Planning History:
AWDM/0038/20 – Single storey rear and side extension to north and west elevations. Application permitted 23/03/2020

Consultations: None

Representations: None

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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
Due to the location of the proposed development to the rear of the dwelling it will not be visible from the public realm. Therefore it is considered not to have any visual impact on the character of the area. Due to the scale of the proposal it is considered to be a subservient form of development that is appropriate to the residential setting.

The materials proposed for the extension will match that of the existing dwelling with cladding incorporated to integrate the extension with the host dwelling. As such it is considered that this will further allow for the extension to be considered subservient.

Residential Amenity
There is not considered to be any detrimental impact on the neighbouring properties due to the minor scale of the proposed development in accordance with the above SPG.

The neighbouring property to the east (No.9) wold potentially be most affected by the proposed development with the introduction towards their boundary fence. There are no windows on the neighbouring property which would face the proposed extension. With no windows facing the neighbouring properties there are not considered to be any views that would be available towards the neighbouring property that would not currently be available from within the site.

Due to the separation distance with the extension proposed to be 3m from the side elevation of No.9 it is not considered that there would be any unacceptable level of overbearing nature. In addition to this the separation distance allows for the extension not to intersect the 45 degree line of the neighbouring window.

It is appreciated that there will be some overshadowing of the neighbouring amenity space due to the height of the proposal. However, this is not considered to be sufficient to be demonstrable to the application.

Recommendation

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APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to east side elevation 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: Finlay Gardner Date: 13/12/2023

Authorised by: Jo Morin Date: 14.12.2023