Expiry Date - 26/09/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1022/23 Recommendation – APPROVE

Site: 18 Kithurst Crescent Worthing West Sussex BN12 6AJ

Proposal: Alterations to convert extg. conservatory into habitable room inc. 2no roof lights

Date of site visit: 29/08/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is located on the east side of Kithurst Crescent within a residential area of Worthing. The property is a semi-detached two-storey household comprising a mix of facing brick and vertical tile hung elevations, a plain tiled gable roof, and white UPVC openings. The application property is of a moderate footprint and plot size which reflects that of other properties in the surrounding area. To the façade is a flat roof porch canopy with a short grass area to front. A concrete driveway extends from the public realm alongside the side (south) of the house and leads to the property's attached garage which is paired with the neighbour's to the south No. 16 Kithurst Crescent.

The rear (east) of the property comprises a single-storey flat roof rear extension which connects the garage and original house. A conservatory projects from the rear extension which does not appear to have been recorded on the Council's file system and would not have benefited from permitted development rights. It is unclear how long the conservatory has been in existence and is considered to have limited weight in the determination of this application. Beyond the conservatory is a moderate sized rear garden comprising a grass area and patio area to the rear. The garden is bounded by a tall fence and plentiful vegetation to the side (north) and rear (east) boundaries. No. 16 shares virtually an identical footprint and plot size to the application property. The attached neighbour to the north No. 20 Kithurst Crescent shares the same plot size but has a less deep rear projection which aligns with the application property's existing rear extension. Properties along this section of Kithurst Crescent are semi-detached two-storey households which are regularly spaced and are corresponding in form, design, alignment, and plot size, most of which have extended their properties 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:

Permission is sought for a single-storey rear extension which would project from the existing rear extension in place of the conservatory. The extension would accommodate a bedroom and reception room.

The extension would project approximately 3.05m, stretch the same width as the house and existing rear extension (approximately 6.1m), and have a flat roof height of approximately 2.95m. A door and window are proposed to the rear (east) along with 2No. roof lights. The extension would comprise matching materials.

Relevant Planning History:

Permission granted at the application property for the erection of a double car port between existing properties (No. 16 & 18) under 329/72, decision issued 03/05/1972. And for a single storey extension at rear under 911/74, decision issued 18/10/1974.

Consultations: None.

Representations: None received.

Relevant Planning Policies and Guidance

National Planning Policy Framework (HCLG 2021)
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 positioning of the extension to the rear of the house and behind the garage means that only the roof would be visible from the public realm. Given that it would be aligned with the flat roof of the existing rear extension and viewed only from an oblique angle from the street scene, it is considered that the extension would not harmfully detract from the appearance of the existing house or the character of the surrounding area. Many properties along this section of Kithurst Crescent have achieved rear extension similar in size and form to what is being proposed here, namely at the adjacent property to the south No. 16.

There are no visual amenity grounds to resist the proposal.

Residential Amenity

The proposed extension would project approximately 3.05m and would virtually align with the existing garage, which is paired with the neighbour's to the south (No. 16) garage. The extension would be marginally taller than the paired garages but would result in no harm to the residential amenities of this neighbour by virtue of its positioning behind the garages.

The extension will enclose the outlook from the rear windows and garden of No. 20 to the north. However, given the modest scale of the proposed extension, the depth of which beyond this neighbour's own extension would conform to the Council's policy guidance for single-storey rear extensions, would not be harmfully overbearing or overshadowing in effect.

There would be no loss of privacy for neighbours as the only opening proposed would face into the applicants own garden to the rear (east), as already exists.

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. Matching Materials
4. No Openings North 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.

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

Case Officer: Jason Albon Date: 25.09.2023

Authorised by: Jo Morin Date: 25.09.2023