Expiry Date - 02/01/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1504/23 Recommendation – APPROVE

Site: 20 Church Walk Worthing West Sussex BN11 2LT

Proposal: Rear single storey extension.

Date of site visit: 05.12.2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is a ground-floor flat within a semi-detached building located on the south side of Church Walk within a residential area. The building comprises a total of 2No. flats, the upper floor property is No. 20A Church Walk whose access door is adjacent the application property's to the front of the building. The building comprises a mix of facing brickwork (to lower elevation), render in a yellow shade (to upper elevation), and a mix of pebbledash and beams to create a decorative façade, along with a slate hipped roof and white UPVC openings. A gate to the side of the building leads to the flats moderate sized garden which comprises predominantly grass with some trees and shrubberies to the south and west boundaries. Projecting from the rear of the building at ground-floor level is a lean-to used as a W/C to the westerly side and a box bay window to the easterly side. A detached shed abuts the west boundary beyond the rear building line.

The attached building No. 22 Church walk also comprises 2No. flats and appears to be a mirrored copy of the original application building. This buildings appearance differs only by way of a roof conversion with a dormer to the rear and a conservatory projecting from the rear alongside the shared boundary. No. 20B Church Walk projects from No. 50 Alexandra Road to the west, separated by a narrow passage which runs southerly from Church Walk and links Brighton Road. The passage appeared inaccessible by virtue of overgrown shrubberies at time of site visit.

The proposal is an identical scheme to that which was approved under AWDM/0657/18 (decision issued 04 Jul 2018). This permission had not been implemented within the 3-year timeframe.

Proposal:

Permission is sought to demolish the lean-to to the westerly side of the rear elevation and construct a single-storey flat roofed rear extension in its place to create an enlarged bathroom facility. The extension would comprise matching

brickwork elevations, a felt or GRP flat roof, and matching white UPVC openings.

The existing lean-to measures approximately 1.1m deep, 1.75m wide, and 2.8m at maximum height shallowing to 2m with 1no. rear facing window. By contrast, the proposed extension would measure approximately 2.5m deep, 2.8m wide, and 2.9m to flat roof level with 1no. rear window proposed. The shed would be moved backwards from its current position approximately 1.5m to accommodate the extension.

Relevant Planning History:

Permission granted for single-storey rear extension to south elevation for ground floor flat under AWDM/0657/18, decision issued 04 Jul 2018. This is an identical scheme to that which is proposed. The time to implement this scheme has elapsed.

Consultations: None.

Representations: None.

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

Whilst the proposed extension would be located to the rear of the property at a good distance from the street scene, the side profile would be visible when viewed from an oblique angle. Notwithstanding, the extension would largely replace views of the existing lean-to and is not considered to be dominant by virtue of its acceptable scale in this context which would remain subservient in form to the host dwelling. Further, the materials proposed would match the existing ground-floor level and the roof height and form would reflect that of the box bay window. The proposed extension would not detract from the

appearance of the building or the prevailing character of the area and would not result in an unacceptable impact on visual amenity.

Residential Amenity

The proposal is considered acceptable in view that the gap to the properties along Alexandra Road would be retained, separated a sufficient distance behind the aforementioned passage between properties and the rear gardens of those properties. The attached neighbour would not be affected owing to the separation distance and the presence of their conservatory which extends at a depth which would negate the proposal. No overlooking would occur as the only opening proposed is to the rear which would face into the applicants own garden.

It is considered that the provision of an enlarged bathroom facility would meet the needs and improve the living conditions of the occupant(s).

The proposal is acceptable on residential amenity grounds.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Materials

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: 27.12.2023

Authorised by: Jo Morin Date: 28.12.2023