Expiry Date - 08/01/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1520/23 **Recommendation – APPROVE**

Site: **56 Singleton Crescent Worthing West Sussex BN12 5DQ**

Proposal: **Demolition and rebuilding of existing conservatory and garage and construction of single storey rear extension and front garage extension and associated internal alterations to existing bungalow**

Date of site visit: 20/12/23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the south side of Singleton Crescent within a residential area of Worthing. The property comprises of a detached bungalow with brick elevations front bay windows and a hipped roof. The property is set back from the road behind a low wall, front garden and driveway leading to the garage to the side/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 a single storey rear extension and front garage extension. The existing garage and conservatory would be demolished and rebuilt.

The conservatory to the rear would be rebuilt as an extension of the same width but extended approximately 1.05m deeper to the rear. A new hipped roof would be formed above the extension, matching the eaves and ridge height of the existing rear projection. Bi-fold doors would be installed to the west side of the extension.

The garage to the side/rear would be rebuilt on the same footprint but extended approximately 1.8m to the front so that it adjoins the rear corner of the house and the extension to form an open plan kitchen/dining area. The garage extension would have a flat roof of the same height as existing. The existing garage door to the west side would be replaced with a window and a new window would be installed to the front.

The extensions would be finished in materials to match the existing building.

The application has been amended to alter the height of the window to the front of the garage to align this with the other windows on the property.

Relevant Planning History:

96/05709/FULL - Conservatory at rear – Approved

Consultations:

WSCC Highways - The site is located on Singleton Crescent, an unclassified residential road subject to a speed restriction of 30 mph. No alterations are proposed to the existing access arrangement, and the proposals are not anticipated to intensify the use of the existing access.

A single-bay garage will be lost as part of the proposals. However, the site benefits from an existing driveway that is of suitable size to provide ample parking for the dwelling's use.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

Representations:

None received

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

The new hipped roof to the rear extension would be visible from the road but would reflect the form, pitch and height of the lower roof of the existing building and would be set back at the rear of the property. The new extended roof would not appear dominant or intrusive in the street scene. The extension to the rear would be rebuilt to the same footprint but with a small extension to the depth. The building as extended would remain subsidiary in form and scale to the existing building and would not adversely affect the character of the property.

The garage would also be rebuilt to the same footprint but extended forwards to meet the corner of the house. The flat roof form of the garage would be retained and the small extension to the front of this would not appear out of keeping in the street scene. The extension would be set back over 25m from the road and would not appear dominant or intrusive in the street scene. The design and position of the window to the front of the extension has been amended to match the under eaves position and height of the existing windows, improving its aesthetics.

There would be no adverse impact on the visual amenities of the locality as a result of this application.

Residential Amenity

The most affected neighbours are those to the sides at No.54 and 58.

No.54 is located to the west of the application site and the main roof extends further back to the rear. There is a high fence to the boundary. The proposed extension would be built to the same width as the existing conservatory and in the same position but would be extended in depth by 1.05m. The extension would be over 5.3m from the boundary with No.54 and would not result in an overbearing or oppressive structure or diminish light to the neighbour's property. The bi-fold doors proposed to the west side of the extension would look on to the boundary fence and would not result in any overlooking or loss of privacy.

No.56 is located to the east side and has various extensions to the rear. The hipped roof would be the only part of the rear extension visible from this property and would be about 2.6m from the boundary. The hipped roof form at the same height as the lower roof projection to the rear would not have any adverse impact on light or appear overbearing or oppressive to the neighbours. The flat roof of the garage would remain at the same height but would extend about 1.8m further forwards adjacent to the boundary. There is a wall and high fence to the boundary which would be retained and would screen the majority of the extension from view. There are no openings to the side of the neighbour's extension that would be affected by this proposal and no overlooking or loss of privacy would occur.

The single storey extensions proposed would not adversely affect the neighbours to the rear which are screened by tall fencing.

There would be no detrimental impact on the residential amenities of adjacent occupiers as a result of this application.

Parking

The proposal would result in the loss of a garage space and its conversion in to habitable space. There is however sufficient space on the driveway to

accommodate several vehicles and there would be no additional impact on parking demand in the locality or highway safety.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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: 28/12/23

Authorised by: Jo Morin Date: 28.12.2023