Expiry Date - 21/07/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0646/23 Recommendation – APPROVE

Site: 8 Rusper Road South Worthing West Sussex BN13 1LG

Proposal: Proposed single storey rear extension with roof lights and demolition of detached rear garage.

Date of site visit: 19/06/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is located on the east side of Rusper Road South within a residential area. The property is a semi-detached bungalow comprising facing brick elevations, a tiled hipped roof, and white UPVC openings. The property is set back behind a moderately sized tiled driveway which extends alongside the north of the dwelling and boundary with No. 10 Rusper Road South. The driveway meets a relatively large brick garage with counterweight door, set behind the rear building line of the property and abuts the boundary with No. 10. A conservatory with a felt flat roof projects from the northerly side of the rear (east) elevation of the property allowing a small gap for access to the rear garden space in-between the garage. The southerly side of the rear elevation is recessed, and this has been accentuated by the presence of a rear extension of No. 6 Rusper Road South which has been constructed alongside the common boundary at a depth of approximately 3.05m beyond this elevation. The rear garden space of the property is of a moderate size and comprises a mix of patio and grass areas, enclosed by relatively tall boundary fences.

The application property reflects the prevailing character of properties along Rusper Road South, of which are predominantly semi-detached bungalows which are of a modest scale and exhibit a similar form, massing, design, footprint, and plot size.

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 the demolition of the northerly rear projection which comprises the conservatory and part of the pitched roof which currently serves as a kitchen, along with the demolition of the detached garage. This would be replaced with a single-storey rear extension. The extension would

comprise matching brickwork elevations, a mineral felt flat roof, and matching UPVC openings. A door and windows are proposed to the rear (east), along with 1No. front (west) facing window and 2No roof lights.

The existing garage which abuts the boundary with No. 10 to the north measures approximately 2.9m wide, 5.3m deep, and 2.8m at max height. The kitchen/ conservatory area to be demolished measures approximately 4.15m deep, 4m wide, and 4.25m at max height (ridge level to pitched roof). By contrast, the proposed extension would measure approximately 5.3m deep, 8.85m wide (which includes a 1.6m projection off the side of the dwelling), and 3m high (3.3m to roof lights).

Relevant Planning History:

None at the application property.

Planning permission granted at the neighbouring property to the north No. 10 for removal of existing single storey structure and construction of new single storey rear extension to kitchen and living room under 09/0851/FULL, decision issued 25/11/2009.

Consultations:

WSCC Highways Authority:

This proposal is for single storey rear extension with roof lights and demolition of detached rear garage. The site is located and accessed via Rusper Road South, which is an unclassified road subject to 30mph speed limit.

There are no proposed alterations to the existing vehicular access. An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents within the site vicinity. Therefore, there is no evidence to suggest that the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.
The proposal is not anticipated to result in a material intensification of use onto Rusper Road South.

The existing garage will be demolished, however the plan annotates that the garage is currently disused, therefore no parking will be lost. Given that the proposal would not result in additional bedroom, no additional parking provision would be required.

Conclusion 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 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 proposed extension would be visible to a small stretch of public realm to the front (west) and north-westerly direction. Although the extension would be a noticeable alteration when viewed from this area and would be of a utilitarian form owing to the flat roof which would replace the original pitched roof form at a height above the existing eaves level, it would be set back some (approximately) 13m from the principal front of the dwelling and would be subsidiary to the original dwelling. Moreover, the extension would replace existing views of the garage to some degree which has a similar height to the extension, in fact, the spacing between the application property and No. 10 would actually appear wider as a result of the proposal to demolish the garage. In view of the above, it is considered that views of the extension would not be dominant and would not result in a materially unacceptable impact on the street scene. The property will continue to enjoy a good sized garden owing to the outdoor space made available as a result of the demolition of the garage. There are no visual amenity grounds to resist the proposal.

Residential Amenity

The extension would infill the aforementioned recessed area to the southerly side of the rear of the property and would project a further 2m beyond the rear extension of the attached neighbour to the south No. 6. Whilst this would result in an alteration to the outlook of No. 6, this is not considered to be to an unacceptable degree and there would be no significant loss of light, owing in part to this neighbours situation to the south of the proposed extension.

To the northerly side, the extension would only project an additional (approximately) 1.2m depth to what exists through the conservatory. The addition of the utility side projection would pull the extension within 1m of the boundary with No. 10 to the north. However, this is not considered to result in any materially harm to the residential amenities of No. 10 by virtue of the separation distance, the tall boundary fence, and the presence of the garage,

which has been established at this boundary at a more prominent position than what the extension would be.

There would be no loss of privacy for neighbours as the only openings proposed would face into the applicant's own garden to the rear (east), and their driveway to the front (west).

Other

In light of the comments made by WSCC Highways Authority, it is considered the proposed development would not give rise to any materially harmful issues that would render it unacceptable on highways grounds.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Matching Materials
4. No Openings South 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: 18.07.2023

Authorised by: Jo Morin Date: 19.07.2023