Expiry Date - 06/12/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1163/24 Recommendation – APPROVE

Site: 64 Burnham Road Worthing West Sussex BN13 2NJ

Proposal: Single-storey rear extension

Date of site visit: 11/11/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is located on the south side of Burnham Road within a residential area. The property is a semi-detached bungalow comprising a plain tiled combination hipped roof with a flat roofed element to the easterly side which extends the length of the bungalow flush with the façade, a mix of white painted brick and white roughcast render elevations with pebbledash to the side of the flat roofed element, and white UPVC fenestration. The property is set-back a moderate distance and consistent with other properties in the street scene. The front garden comprises a grass area behind a picket fence and hardstanding behind a vehicle access. The rear garden space comprises a raised decking area to the front and grass area extending to the rear along with an outbuilding to the south-east of the plot.

The character of the street scene changes at the point of the application property from two-storey houses (spanning east from the site) stepping down in scale to bungalow forms (spanning west from the site). A private road off Burnham Road to the south leading to a row of garages divides the application property from the taller two-storey property to the east. The attached property to the west No. 62 Burnham Road appears to be a mirrored copy of the original build of the application property.

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 construction of a flat roofed single-storey rear extension comprising matching white render elevations along with a white UPVC rear facing window and double doors.

The extension would enlarge the 2No. bedrooms to the rear of the property with the westerly-most bedroom incorporating an integral en-suite bathroom.

The extension which has been amended would project a maximum of 3.5m deep, have a width of 5.96m and height of 3.04m.

Relevant Planning History: None.

Consultations: None.

Representations: None received.

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

The proposed extension would have a negligible impact on visual amenity owing to its situation to the rear of the bungalow and completely removed from the viewpoint of the public realm. In any event, the extension would be at a subsidiary scale in the context of the bungalow, matching materials are proposed, and the property already exhibits flat roof features.

The proposal would not have an adverse impact on visual amenity.

Residential Amenity

The only affected neighbour would be at the attached property to the west No. 62. The neighbour's to the east and rear of the property would not be adversely affected owing to the modest scale of the extension coupled with the respective sufficient separation distances.

The extension would leave a mere approximately 0.3m gap to the shared boundary with No. 62 which would result in a degree of enclosing on this neighbour's nearside rear garden space and window, which is understood to serve a habitable room. Following discussions with the agent, it was agreed that the depth of the extension be reduced from 4m as originally proposed to 3.5m. Whilst this depth still exceeds what is advised within the Council's 'Supplementary Planning Guidance Extending or altering your home' in circumstances such as this, the extension is not anticipated to result in a materially overbearing or overshadowing impact in view of the relatively wide

and south facing rear gardens; the admittance of light into the nearside window would only be affected in the morning time. The proposed openings would face into the applicants own rear garden. No unneighbourly overlooking would occur.

The proposal is acceptable on residential amenity grounds.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Materials
4. No Windows Side (West) Elevation

Informatives:-

1. 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: Jason Albon Date: 04.12.2024

Authorised by: Jo Morin Date: 05.12.2024