Expiry Date - 20/06/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0523/24 Recommendation – APPROVE

Site: 21 Belsize Road Worthing West Sussex BN11 4RH

Proposal: Proposed ground floor side extension and alterations to create larger dining room and utility room/wc

Date of site visit: 29/05/2024

Neighbours checked: Y

Additional neighbour notifications: Y – re-notified of the change in description

Site and Surroundings:

The application property is a characterful Victorian semi-detached house located to the west side of Belsize Road. The front of the property comprises facing brick to the ground-floor elevation and tile hung to the first-floor elevation separated by a decorative cornice, and to the side and rear is a mix of brickwork, grey building blocks, and white render. The roof form is a combined hip and gable with an outrigger comprising plain concrete tiles. Windows are a mix of white timber and UPVC. The property is set back a moderate distance from the public realm behind a flint wall with brick piers and metal access gates for vehicle access. The driveway extends from the public realm alongside the side (north) of the property and transitions to paving slabs to the rear of the property. An outbuilding is situated to the north-west of the plot which is likely to have been used formerly as a garage. Vegetation is aplenty to the rear of the property.

The property has an irregular footprint with an original two-storey gable projection to the side elevation, much like the gable projection to the façade. Beyond the side gable projection the building line of the property is inset to form an outrigger to the rear. A brick and timber framed glazed utility room projects from the side of the outrigger aligning with the rear elevation. The attached neighbour No. 19 appears to have been constructed as a mirrored copy of the application property, differing only through a garage projecting from their respective side (south) elevation to the front of the property.

The property is not located within a Conservation Area and is not a Listed Building.

Proposal:

Permission is sought for the demolition of the existing utility room to the side elevation and the construction of a tandem single-storey side extension.

Internal alterations within the property are proposed to create a more functional layout with an enlarged kitchen and dining room along with a bathroom and lobby. The extension would comprise matching brickwork elevations, a matching concrete tiled pitched roof, and white UPVC/ aluminium openings.

The side extension would project the entire depth of the outrigger (approximately 8.4m) and align with the rear elevation. The rearmost part of the extension would project approximately 2.6m from the side elevation before in-setting to a lesser projection of approximately 1.7m connecting with the side gable projection. The extension would measure approximately 3.4m at maximum height, shallowing to 2.45m at eaves level. Double doors, a single door, and a window are proposed to the side elevation while double doors and a window are proposed to the existing rear elevation to facilitate the new layout of the ground-floor.

Relevant Planning History:

Planning permission granted at the application property to convert flats (ground and first floor) back to one 4 no. bedroom dwelling approved under AWDM/0937/16, decision issued 26 Jan 2017.

Planning permission granted at the adjacent property No. 23 for two storey side extension to provide independent "Granny Annex" incorporating a "Juliet" balcony to the first floor rear elevation (Resubmission of WB/05/0198/FULL) under 05/0633/FULL, decision issued 03 Aug 2005.

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

Although screened to a great degree owing to the extension sitting behind the side gable projection, it would still be visible from the view of the public realm from an oblique angle, owing in part to the spacing between the property and adjacent neighbour to the north No. 23. Notwithstanding, the form, scale, and materials proposed would respect the existing character of the property and the extension would infill a void in the property's footprint without exceeding the depth of the existing side elevation which denotes harmony with the property's existing layout. The visual gap between the application property and No. 23 would be maintained. In any event, the extension would be set back a good distance from the public realm and would not appear dominant or intrusive in the street scene.

There would be no adverse impact to visual amenity as a result of the proposal.

Residential Amenity

The most affected neighbour would be at the adjacent property to the north No. 23. The extension would not adversely impact the amenities of other surrounding neighbours owing to its siting within this context.

The extension would not compromise the existing gap to the shared boundary with No. 23 and would be set-in approximately 2.8m. No. 23 exhibits a utilitarian two-storey extension which is directly opposite the site and projects from the side (south) of their respective outrigger. In view that No. 23's extension is of a significantly larger scale and heavier massing compared to the proposal in hand, coupled with the sufficient spacing between properties, the proposal would present no unacceptable overbearing or overshadowing impact. Doors and a window are proposed to the side of the extension which would directly face No. 23's extension, however, this is not anticipated to give rise to unneighbourly overlooking in view of the spacing between properties, the solid and tall (approximately 1.8m-2m) nature of the shared boundary wall, and the fact that the side wall of No. 23's extension is blank with the exception of a ground-floor door. The proposed openings to the rear elevation would face into the applicants own good-sized rear garden and at a sufficient distance from surrounding neighbours.

The proposal is acceptable on residential amenity grounds.

Recommendation:

APPROVE subject to Conditions:-

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

Informatives:-

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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: 18.06.2024
Authorised by:	Jo Morin	Date: 19.06.2024