Expiry Date - 11/09/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0991/23 **Recommendation – APPROVE**

Site: **35 Rectory Gardens Worthing West Sussex BN14 7TE**

Proposal: **Proposed single storey side and rear extension. Amendments to previous approved application AWDM/1738/22**

Date of site visit: 02/08/23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the west side of Rectory Gardens within a residential area of Worthing. The property comprises of a semi-detached, two-storey house with brick and render elevations and a hipped roof. The property is set back from the road behind a paved driveway. Prior to this application there was a single storey converted garage and extension to the south side and a single storey extension to the rear. Both have been replaced with the new extensions.

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 amendments to previously approved application AWDM/1738/22. The extension has already been constructed but elements of the construction are not in accordance with the approved plans.

The extension has been constructed with a flat roof to the front of the side extension rather than the approved false pitch. This amendment was not considered acceptable and amended plans have been submitted to show a false pitch roof similar to that previously approved.

Other amendments include a wider window to the front of the side extension, a slightly wider window to the rear of the extension, reduction to a single lantern roof light above the rear extension and change of position, removal of quoining detail to side extension and windows replaced in black.

A separate application was submitted and approved for the porch that had been constructed without consent. This element of the works is not included on the plans for this application.

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Relevant Planning History:

AWDM/0992/23 - Retrospective application for retention of front porch - Approved

AWDM/1738/22 - Proposed single storey side and rear extension - Approved

02/00995/FULL - Two storey side extension - Refused

Consultations:

None required

Representations:

One objection received:

The applicants were given LPA approval for their original submission being AWDM/1738/22, in late 2022. The permission was granted subject to conditions, these being the approved drawings and documents detailing materials to be used for the development, and all as submitted by the applicants and their agent.

Prior to the approval, the LPA Planning Officer had clearly defined in her report that the scheme submitted by the applicants and their agent would be acceptable subject to conditions and the PO report clearly outlined these conditions. These conditions were then duplicated onto the Planning Approval as issued.

Now the as built development sits in the street scene in a discordant and detrimental manner and bears no resemblance to the approval (AWDM/1738/22) and furthermore unfortunately ignores all of the submitted and approved drawings and schedule of materials. For clarity all of the work is almost finished save for tiling the unauthorised porch roof extension.

It is unacceptable for the majority of applicants/agents to work closely and carefully to deliver LPA approved developments that respect the planning system if we have unauthorised developments like this one that appear to totally ignore all protocol.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment

The principle of development for a side and rear extension has already been approved at this site under application AWDM/1738/22. The key considerations are the effects of the amendments on the visual and residential amenities of the locality.

Visual Amenity

The extension as constructed does not follow the false pitch roof design of the original approval. This part of the design was essential to the original approval and was not considered acceptable as built, with a flat roof. Amended plans were sought and submitted for this application, to revert to the original false pitch design. As the extension has already been constructed, the change back to a false pitch roof must be a condition of the approval to be carried out within 3 months of this decision. This will ensure that the unacceptable flat roof as constructed is rectified within a specific timescale therefore removing the impact on the visual amenities of the locality.

The removal of the quoining detail to the extension to match the side of the house is a shame, however this was not an essential part of the design and the finish in matching render is acceptable.

The changes to windows to the front and rear of the extension do not affect the balance or character of the property and would have no additional impact on visual amenity.

The changes to the roof lanterns would not be visible from the road and would not adversely affect the character of the property.

Windows throughout the property and to the new extension have been changed from white to black. The overall effect provides a unified and cohesive appearance and complements the light render finish.

Subject to a time limited condition requiring the addition of a false pitch roof to the front of the extension, the amendments to the original approval are considered acceptable and would not result in any significant harm to the character of the street scene or the visual amenities of the locality.

Residential Amenity

The amendments do not include any increase in the dimensions of the extensions or any additional openings. The enlarged windows are to the front and rear elevations and would not have any additional impact on neighbours. The roof lanterns are reduced from two to one and moved further away from neighbours.

There would be no adverse impact on the residential amenities of adjacent neighbours as a result of these amendments.

Recommendation

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APPROVE subject to Conditions:-

1. Drawing Numbers
2. No openings to north or south side elevations of extension
3. False pitch roof to front constructed in accordance with approved plan within 3 months from date of decision.

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? Y

Case Officer: Amanda Haslett Date: 03/10/23

Authorised by: Jo Morin Date: 03.10.2023