Expiry: 25/10

Development Control – Delegated Officer Report

Application Number: AWDM/1223/23 Recommendation: Grant

Site: 29 Windermere Crescent

Proposal: Single storey rear extension and raised decking.

Date of site visit: 15/9

Neighbours checked: y

Additional neighbour notifications: n

Site and Surroundings

This application relates to a semi detached bungalow on the south side of Windermere Crescent. As built the bungalow has a half width rear addition on the outside wall adjoining a shared drive with No. 31. A less deep conservatory has been built in the gap to the boundary with No. 27. No. 27 has a deeper full width rear extension. There is a raised deck with 2 steps down to the garden.

The site is not in a conservation area, is not listed and there are no TPO'd trees on the site.

Proposal

A 3.8 metre deep flat roofed extension is proposed in place of the conservatory. This mirrors the depth of the extension at No. 27. It has a flat roofed parapeted outer wall to a height of 3.7 metres, 200mm above the height shown on the drawing of 27's roof.

The existing decking is to be replaced to a maximum height of 400mm with 2 steps down to the lawn.

Relevant Planning History:

None.

Consultations:

None.

Representations:

None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5

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National Planning Policy Framework (HCLG 2021)
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 extension is an acceptable design for this rear elevation position.

Residential Amenity

The extension is the same depth as No. 27's extension. The decking is not excessive in depth and boundary fencing and trellis will protect mutual privacy.

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 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: MOK Date: 3/10/23

Authorised by: Jo Morin Date: 03.10.2023