Expiry Date - 10/05/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0355/24 Recommendation – APPROVE

Site: 13 Westbourne Avenue Worthing West Sussex BN14 8DE

Proposal: Single storey rear extension

Date of site visit: 13/08/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

This application relates to the rear garden of a semi-detached property on the northern side of Westbourne Avenue. The properties are located within large plots and have a sunken rear garden. Within the rear garden of the host dwelling there is a small shed with the walled garden no access from the disused road to the rear. The neighbour has a large garage to the rear which is a common feature within the locality with a number of properties having these. The attached neighbour has a large rear conservatory that runs the full width of their house.

The boundaries of the site are walled and there is a large level of foliage that screens the garden from the neighbouring properties. The site is not located within a conservation area and the building is not listed. There are no protected trees on site.

Proposal

The proposed development relates to a single storey flat roofed extension with a false pitch to the rear of the application site. It is proposed that the extension to the rear would connect to the existing rear extension to create a full width single storey aspect to the proposed site. The rear extension is proposed to host a set of bi-folding doors to the rear. The flank elevations are not proposed to host any openings.

Relevant Planning History:
None

Consultations:
None

Representations:
One letter of representation – "*It was agreed with Mr Lindsay that he would not build directly onto my property and there would be a gap between our two*

walls of my existing development. However the plans do not show this but the draft plans did and you cannot see my house wall on these plans. I will lose the light from 3 windows with this development and it has been agreed that Mr Lindsay will frost these internally for me so I am not looking at a brick wall."

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (2023)
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

Due to the location of the proposed development, to the rear of the site there is not considered to be any impact on the visual amenity of the street scene. This is because there will not be any views available from within the public realm. The high boundary to the rear gardens and the sunken nature of the plot will screen the development.

The materials proposed within the extension are to match that of the host dwelling which assists in the proposal being subservient in form. Furthermore, the single storey nature allows the extension to not dominate the host dwelling.

As such it is considered that the proposed works to the site would be acceptable in terms of visual amenity.

Residential Amenity

The neighbouring property to the east (No.15) would potentially be most affected by the proposed development with the introduction of an extension to the boundary of their property. No. 15 has a single storey conservatory to the rear; this is going to have the glazing on the side elevation obscured by the proposed development.

With the presence of an extension on the neighbouring property already it is not considered that the proposed extension would overshadow the neighbouring site to an extent that would be demonstrable to the application. There are not proposed to have any windows in the side elevations that would cause overlooking into the neighbouring properties. Whether the side facing windows of the neighbour's development would need to be obscure glazed is a civil matter which can be addressed between the two parties. The siting of

the extension is acceptable in planning terms and any change from draft plans cannot be commented on here.

The detached neighbour to the west will not be impacted by the development, this is due to the application site having an existing rear extension that is between the proposed extension and the boundary.

The doors to the rear face the applicant's garden and as they are at ground level, and sufficiently set within the garden, there is not considered to be any overlooking of the property to the north achieved from the proposal.

It is not considered that the proposed extension would result in a demonstrable impact on the neighbouring properties.

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: Finlay Gardner Date: 10/09/2024

Authorised by: Louise Prew Date: 07/11/2024