Expiry Date - 21/03/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0096/24 Recommendation – APPROVE

Site: Gra Mathair 47 Hillside Avenue Worthing West Sussex

Proposal: Infill side extension to east elevations with alterations. Single storey rear extension (alterations to previously approved of AWDM/0590/22).

Date of site visit: 27/02/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

This application relates to a detached double fronted 30s 'Art Deco' styled house on the north side of Hillside Avenue where the road bends. The property is largely white painted render under a tiled roof with blue painted metal Crittal windows. It is set in spacious grounds with large front and rear gardens. Untypically it has its 'front' door and garage door on the north side or 'rear' of the house.

The house has been extended on the east side but not on the west and leaves a good size gap to the west boundary with No. 45. In the last 15 years the plot has been sub divided on the east side and a new two story dwelling built, No.49.

Hillside Avenue is a private road made up mainly of detached houses of differing designs set in good sized plots with established gardens. It is not a conservation area and nor is it listed. There are TPO'd trees on the site under Worthing Tree Preservation order Number 26 of 1991 confirmed on 28/10/1991 including two on the shared boundary with No. 45, a Beech and Pine.

Proposal

This application relates to the increase in the size of an existing approved permission. The increase in size will see the introduction of an additional roof lantern in the rear aspect of the extension.

The side extension will increase the width by approximately 1m and the rear extension will increase by approximately 3m. The materials will match that of the existing extension with the eaves and maximum roof height will also match that of the existing.

Relevant Planning History

AWDM/0590/22 - Infill side extension to east elevations with alterations to existing roof including dormer and roof lights. Single storey rear extension and porch. (Resubmission of AWDM/0037/22). Approved 24/05/2022.

AWDM/0037/22 – Two storey side extension with pitched roof front dormers, infill side extension to east elevations with alterations to existing roof including dormer and roof lights. Single storey rear extension and porch. Refused 31/03/22.

AWDM/0388/19 - Application for consent under Worthing Tree Preservation Order No. 26 of 1991 to remove two lower branches and dead branches of Pine tree part of Group G2. Granted.

AWDM/1851/18 - Application for consent under Worthing Tree Preservation Order No. 26 of 1991 to crown lift by up to 5.5m, radial reduction by up to 2m, height reduction by up to 1.5m and crown thinning by up to 15% to one Beech tree (B1) within group G1. Granted.

07/0296 – Application for consent under Worthing Tree Preservation Order No. 26 of 1991 to fell one Pine and one Spruce within Group G2. Granted.

04/01424/FULL- Construction of one detached two storey 5 bedroom house with detached garage. Granted.

Consultations
None

Representations
None

Relevant Planning Policies

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

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The appearance of the extension to the side of the property is not considered to have a significant impact on the street scene. This is due to the extension being single storey and minor in nature when compared to the scale of the property. There is also significant separation from the street scene.

The materials are to match that of the previously approved. Overall resulting in a development that will be subservient and visually unobtrusive to the locality. There is also sufficient boundary screening which will further obscure views from within the public realm.

As such the proposed extension is considered to be acceptable in terms of impact from the street scene.

Residential amenity

The property that will experience the greatest impact from the proposed development is that of the property to the east No. 49 Hillside Avenue. The windows within the proposed extension will be located in slightly different positions to those previously approved. The only difference would be that they are slightly closer to the boundaries. In this instance there would not be any additional overlooking due to the separation distances and the boundary screening.

The extension of the property is not considered to result in an overshadowing or overbearing impact on the neighbouring property due to the minor nature of the application with the separation and maximum height of the proposal. Furthermore, the extension is not considered to result in any overshadowing, overbearing or creating any sense of enclosure. This is due to the separation distance and the maximum height matching the existing approved extension.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

Is recommendation contrary to letter(s) of representation? N

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.

Expiry Date - 21/03/2024

Case Officer:	Finlay Gardner	Date: 26/03/2023
Authorised by:		Date: