Expiry Date - 04/10/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0966/23 Recommendation – APPROVE

Site: 23 Wadhurst Drive Worthing West Sussex BN12 4XA

Proposal: Removal of conservatory, construction of single-storey front and rear extensions, and the installation of 2No. windows to the side (west) elevation

Date of site visit: 11/09/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is located on the south side of Wadhurst Drive within a residential area of Goring Ward. The property is a link-detached bungalow comprising render elevations with brick quoins to façade, a hipped roof finished with aesthetic black painted clay pantiles, and white UPVC openings. The property projects at a greater distance to the easterly of the façade and features a large bay window. The garage of the property is paired with the neighbour's to the east No. 21 Wadhurst Drive. The original build of these properties appear to be mirrored, they also have corresponding plot sizes. The adjacent property to the west No. 25 Wadhurst Drive has a slightly smaller footprint and their rear elevation is set back from the application property's. No. 25 is a two-storey detached household which has achieved extensions/ alterations under permitted development rights pursuant to the Certificate of Lawfulness AWDM/0831/17 (whilst the single-storey rear extension element appeared to have been completed at time of site visit, the front porch and side dormer elements had not commenced).

The property exhibits a rear conservatory which projects at the same depth and adjoins the garage. No. 21 also exhibits a rear conservatory which extends comparatively deeper into their rear garden. The rear garden of the property is of a moderate size and comprises typical garden furniture and plentiful vegetation which borders the good sized boundary fences to sides and rear. Properties along Wadhurst Close are similar in terms of their alignment, footprint, plot size, and character, of which are predominantly detached/ link-detached bungalows alike to the application property that feature a front projection with bay style windows; No. 25 is an anomaly which has an individual style within the street scene and enjoys a property spread across two floors.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Expiry Date - 04/10/2023

Proposal:

Permission is sought for the demolition of the existing conservatory and the construction of a single-storey rear extension, the construction of a single-storey front extension to infill the void to the westerly of the façade, and the installation of 2No. side (west) facing windows to the original dwelling to serve a bathroom and bedroom. Works to the property would also include the replacement of the existing black painted clay pantiles to the roof with red concrete pantiles and the replacement/ blocking up of existing openings. The extensions would comprise matching painted render elevations and matching red concrete pantiles to the dwelling with a GRP flat roof behind.

The rear and front extension would have a false mono-pitched roof which would measure approximately 3.4m at maximum (flat roof) height, shallowing to approximately 2.5m at eaves level.

The rear extension would project the entire width of the dwelling to a depth of approximately 3.6m. Rear (south) facing doors are proposed.

The front extension would project at a depth of 2.3m and width of 3.5m to align with the existing front (north) and side (west) elevations. A front facing window is proposed.

Relevant Planning History:

None for the application property.

Application for Certificate of Lawfulness approved at the adjacent property No. 25 for proposed single storey rear extension, side dormers, front entrance porch and side extension under AWDM/0831/17, decision issued 14 Jul 2017. As previously mentioned, the full works the subject to this Certificate of Lawfulness had not been implemented at time of site visit.

Permission granted for extension to front elevation at the property on the opposite side of Wadhurst Drive No. 26 under 95/05813/FULL, decision issued 23 May 1995.

Consultations: None.

Representations: None received.

Relevant Planning Policies and Guidance

National Planning Policy Framework (HCLG 2021)
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

The rear extension would be visible to the street scene when viewed from an oblique angle along Wadhurst Drive. This would not be dominant given its distance away and positioning behind the dwelling and would respect the character of the existing dwelling by virtue of the matching materials and roof form proposed.

The front extension would be readily visible to the street scene and would be pulled forward to infill the void to the westerly of the façade, aligning with the existing easterly front projection. This is considered to be acceptable in view of the harmonious layout thereby created, the sympathetic false mono-pitch roof which would assimilate by virtue of the matching roof materials, form and height of eaves, and the subservient nature of the extension; it would have a ridge height of approximately 0.8m below the ridge of the easterly front projection and 2m below the main ridge of the dwelling.

There are multiple examples within the street scene and wider area of properties achieving works of similar nature to what is proposed here.

The retention of the black painted clay pantiles would be the preferable option given their distinctive appearance and aesthetic quality which is representative of the character of the area, however, the applicant's desire to replace these with red concrete pantiles would not justify a refusal on these grounds; red concrete pantiles are an established popular choice of roof finish in the street scene and this would not result in a materially harmful impact on the character of the existing dwelling nor the character of the area.

There are no visual amenity grounds to resist the proposal.

Residential Amenity

The proposed rear extension would project approximately 1.7m deeper than the existing conservatory and garage. Although the extension would be some 1m taller at maximum height and constructed using solid material of a heavy massing, this additional depth is considered modest in this context and would not give rise to an overbearing or overshadowing form of development which would result in a materially harmful impact to the residential amenities of the adjacent neighbours. The impact would be felt more significantly at No. 25 to the west by virtue of the situation of their rear building line, notwithstanding, the extension would satisfy the '45 degree' test and a tall boundary fence

separates the properties. The front extension would pose no adverse impact to surrounding neighbours by virtue of its modest scale which would infill the aforementioned void in the dwellings footprint and the separation distance.

The 2No. windows proposed to the side (west) elevation of the original dwelling would face directly towards the side (east) elevation of No. 25. The proposed rearmost window to this elevation would face onto the blank wall of No. 25's rear extension and would only marginally exceed the height of the tall boundary fence. The other window to this elevation would serve a bathroom which would be glazed with obscure glass. The window to the east facing dormer under the Certificate of Lawfulness at No.25 would be obscure glazed. The other openings proposed would face into the applicants own property/ be located a sufficient distance from surrounding amenity. No unneighbourly overlooking would occur.

The proposal would not result in material harm to the residential amenities of surrounding neighbours.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Materials
4. Obscure Glaze Bathroom Window West Elev
5. No Openings Side Elevs

Informatives:-

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: 03.10.2023

Authorised by: Jo Morin Date: 04.10.2023