Development Control – Delegated Officer Report

Application Number: AWDM/0136/25 **Recommendation – APPROVE**

Site: 21 Chester Avenue Worthing West Sussex BN11 2EB

Proposal: Removal of conservatory and construction of part single-storey, part two-storey rear extension; open storm porch above repositioned front door

Date of site visit: 1 April 2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings
The site is located on a cul-de-sac section of Chester Ave. The site is on the south-western side of a pair of semi-detached houses with no. 23. The rear gardens of 17 and 19 Chester Ave are located to the side of the property on the main section of Chester Ave. To the rear of the property is Lyndhurst Infant School.

The property is not within a conservation area and does not contain any listed buildings or structures. There are no TPO trees on the site.

Proposal

Permission is sought for a part single storey, part two storey rear extension. The two storey element would be 3.15 metres deep and set off the shared boundary with no. 23 by 1.45metres. The roof design has been amended from a gable to hipped roof.

A single storey element would infill the gap between the two storey element and the boundary. An additional 1.25 metre single storey extension would be located to the rear.

On the front elevation the main door would be shifted to the north and a storm porch erected.

Relevant Planning History:
None

Consultations: None received.

Representations: None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (2024)
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 two storey extension and single storey extensions would not be visible in the streetscene due to their location to the rear. While the extension dominates the rear façade of the building the roof design and matching materials harmonise with the existing building.

The front porch and relocated door with new window would be visible from the streetscene of the cul-de-sac of Chester Ave. The proposed door is a similar scale and the porch is modest in size. Neither is considered to adversely affect the visual amenity of the streetscene.

Residential Amenity

The most affected property is no. 23 the other property of this semi-detached pair. The two storey extension is large but has been designed to take into account the effects of the structure on light to the neighbouring windows. As shown on the first floor plan, the extension would not project within 45º of the centre of the neighbouring habitable room window, which is the typical 'rule of thumb' used by planning authorities to assess the impact of development on the receipt of daylight to neighbouring properties. When asked to illustrate the same 45 degree angle on the elevation, the agent noted that the ground floor windows adjacent to the property are obscure glazed and appear to be to a bathroom window and are therefore not to a habitable room. The single storey element on the boundary has an eaves height of 2.6metres which is acceptable in combination with its 3.15 metre depth to ensure it would not be overbearing.

The proposed two-storey extension would have some over shadowing effect to that part of the rear garden closest to the house, but only during the mornings. It is noted that this neighbouring property has a large wraparound garden which would receive good sunlight due to the playground of the school being to the rear. Nevertheless the roof has been amended to a hipped form to provide some relief from the sense of enclosure to this neighbour.

The extensions are not considered to affect the properties to the south, nos 17 and 19, as the extensions are set off the side boundary by approximately 2.6m and those properties rear gardens are approximately 10m deep.

The extensions do not have any side windows thereby not resulting in overlooking. A condition will be attached ensuring windows are not added without planning approval.

Due to the nature of the development and location, the porch and relocated door would have no impact on the amenities of neighbouring occupiers.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials to match
4. No openings to side elevations of extension

Informative

1. Approved following discussion

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

Case Officer: Louise Prew Date: 30/04/2025

Authorised by: Jo Morin Date: 30.04.2025