Our Ref: SM/JB/100715

Date: 27 November 2024

Planning Department
Worthing Borough Council
Adur & Worthing Councils
Portland House
44 Richmond Road
Worthing
BN11 1HS

Dear Sir/Madam,

COMPASS CHILDREN'S HOMES LIMITED
MAY HOUSE, 190 SOMPTING ROAD, BROADWATER, WORTHING
PROPOSED SINGLE STOREY SIDE EXTENSION
PLANNING PORTAL REFERENCE PP-13583464

Alder King Planning Consultants have been instructed by Compass Children's Homes Limited to submit a householder application seeking planning permission for the demolition of an existing side extension and construction of a new single storey side extension at May House, 190 Sompting Road, Broadwater, Worthing.

Application Site

May House is a semi-detached dwellinghouse (Class C3) located on the eastern side of Sompting Road close to its junction with Downlands Gardens and to the south of the A27.

The property is a two-storey building, with rendered walls, clay tiled roof and UPVC windows. It benefits from a driveway and gardens to the front and rear. To the side (south) of the property is an existing single storey lean to garage/store structure, which is stepped back from the front elevation.

The property is located in a residential area, with residential properties to both sides and to the rear.

Planning History

Planning permission (Ref: AWDM/2069/20) was granted in February 2021 for the demolition of the existing side extension and the construction of a new single storey side extension. The permission has not been implemented and has now time expired.

Application Proposals

The current application, like the 2021 approval, seeks planning permission for the demolition of the existing side extension and construction of a new single storey side extension. The proposal is very similar to that approved in 2021 with the main difference being that the extension now proposed is smaller, in that it does not extend as far back into the site.

The extension remains single storey, with a predominantly flat roof, faced with a dummy pitch at the front. It would be set back from the front elevation of the property and fall short of the existing rear elevation.

Alder King LLP is a Limited Liability Partnership registered in England and Wales No. OC306796. Registered Office Pembroke House, 15 Pembroke Road, Bristol BS8 3BA. A list of Members is available at the registered office.

The extension would be externally finished with brick and tile to match the existing property and contains windows to the front and rear. The side elevation facing the adjacent property would be a blank wall, as was the case with the 2021 approved scheme.

Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan comprises of the Worthing Local Plan, adopted in March 2023. Material considerations include the 2021 planning permission and the Worthing Borough Council SPG 'Extending or Altering Your Home'.

The key development plan policy of relevance to the determination of the proposal is Policy DM5 – Quality of the Built Environment.

Planning Assessment

The principle of demolishing the existing extension and replacing it with a new extension has already been accepted by the Council in approving the very similar development in 2021. The key considerations in assessing the acceptability of this revised proposal remain its design and appearance, and any impacts on residential amenity.

Design & Appearance

Criterion a) part i) of Policy DM5 of the development plan seeks to encourage all development to be of a high architectural and design quality and to enhance the character of a site.

The proposed extension would replace the existing extension and would be of similar size. The scale and proportion of the extension is in keeping with the host property and it will have an appropriate relationship with the street and streetscape.

As recommended in the adopted SPG, and as was the case with the 2021 approval, the extension is set back from the front elevation and includes a dummy pitch to provide a roof form that visually reflects that of the host property. In addition, the materials used for the extension will match the host property.

It can be readily concluded that the design of the extension is appropriate (particularly given the approval of the 2021 proposals) and will be in keeping with the general form and character of the host property and wider street scene. In this regard, the proposal accords with the relevant aspects of development plan Policy D5.

Residential Amenity

Criterion a) part viii) of Policy DM5 of the development plan also requires that development does not have an unacceptable impact on the occupiers of adjacent properties. Of relevance here are the considerations of privacy, daylight/sunlight, and outlook.

The proposed extension would be located on the south side, adjacent to 188a Sompting Road. The relationship of the extension in considering potential impacts on residential amenity is not materially

different to either the existing extension or the extension previously approved in 2021. Indeed, the current proposal is for a smaller extension than that which was approved in 2021

The extension remains single storey with a flat roof and has been reduced in depth from that previously approved. It will, therefore, not result in any overbearing impact, or loss of outlook to the adjacent occupier.

The proposed extension only has windows facing the front and rear. No windows are proposed in the side elevation. Accordingly, it will not result in any overlooking or loss of privacy to the adjacent occupier. In this regard, the proposal is in accordance with Policy DM5 of the development plan.

Application Documents

The planning application has been submitted via the Planning Portal and comprises the following documents and drawings, in addition to this covering letter:

- Completed Application Form
- Site location plan ref: 1703_A101
- Other application drawings:
  - Existing site plan ref: 1703_101
  - Existing ground and first floor plan ref: 1703_A110
  - Existing second floor plan ref: 1703_A111
  - Existing elevations ref: 1703_A120
  - Proposed site plan ref: 1703_A201
  - Proposed ground and first floor plan ref: 1703_A210
  - Proposed second floor plan ref: 1703_A211
  - Proposed elevations ref: 1703_A220

The application fee of £258 has been paid today via the Planning Portal.

Conclusion

When assessed against relevant planning policy provisions, notably Policy DM5 of the adopted development plan, and given the previous decision of the Council to approve a larger side extension in 2021, it is clear that the current proposal is acceptable. It will not give rise to any adverse design impacts, nor will it harm the residential amenity of site neighbours.

In light of the above, we trust that planning permission will be granted in due course. In the meantime, we look forward to receiving confirmation of registration of the application.

Yours faithfully

[redacted]

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