Expiry Date - 30/05/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0492/23 **Recommendation – APPROVE**

Site: **15 Slindon Road Worthing West Sussex BN14 9LJ**

Proposal: **Proposed single storey rear (North) extension with roof lights. (AMENDED PLANS RECEIVED - amended boundary line to the west)**

Date of site visit: 11/04/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the north side of Slindon Road within a residential area. The property comprises of a two storey mid-terrace house with brick elevations and a tiled roof. There is an existing conservatory to the rear.

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

Proposal

Planning permission is sought for a single storey rear extension measuring 2.1m deep by 5.7m wide with a mono pitch roof of 3.5m high with eaves 2.6m high... The proposed extension would replace the existing conservatory. The extension would be finished in bricks to match the existing building, with double doors to the rear elevation. The proposed works would meet permitted development criteria but the proposed extension extends off an original side wall.

Relevant Planning History:

None.

Consultations:

None required

Representations:

None received

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Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 2021)
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 proposed extension is to the rear of the property and being mid-terrace is screened by the dwellings on either side. There would be no adverse impact on the visual amenities of the locality resulting from the proposal.

The extension is subsidiary in scale and form to the existing building and would be finished in materials to match and would not have any adverse impact on the character of the property.

Residential Amenity

The most affected property is the adjoining house to the west side at No.11. The proposed extension would be set in 0.1m from the boundary with this property. The boundary is formed by a 1.8m high fence.

The proposed extension is 1m shallower than would be allowed under permitted development. Although 0.1 from the boundary it is considered the proposal would not have any significant impact on the neighbouring property in terms of overshadowing or loss of light. The proposed extension is single storey in height and would not appear overbearing or dominant to the neighbours. There are no openings proposed to the west side elevation and no overlooking or loss of privacy would occur.

The proposed extension extends 0.1m from the neighbouring extension at No. 17 and is substantially screened from view from No.17 by the existing rear extension. The proposed extension would be visible above roof the existing conservatory at No. 17.

The property to the rear would not be adversely affected by the proposal.

There would be no detrimental impact on the residential amenities of adjacent occupiers as a result of this proposal.

Recommendation

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APPROVE subject to Conditions:-

Drawing Numbers
Standard time limit
Matching materials
No windows in west side elevation of extension

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:	Elaine Rousseau	Date: 26/05/2023
Authorised by:	Gary Peck	Date: 26 May 2023