Expiry Date - 30/05/2023

# Development Control – Delegated Officer Report

**Application Number: AWDM/0509/23** **Recommendation – APPROVE**

**Site:** **26 The Boulevard Worthing West Sussex BN13 1LB**

**Proposal:** **Proposed single storey rear (East) flat roof extension with roof lantern.**

**Date of site visit:** 16/05/23

**Neighbours checked:** Y

**Additional neighbour notifications**: N

**Site and Surroundings**

The site is located to the east side of The Boulevard within a residential area of Worthing. The property comprises of a link detached, two storey house with brick and tile hung elevations, grey/black windows, a projecting bay, catslide roof and a dormer to the front and a dormer to the side with hipped roof. The property is set back from the road behind brick wall and paved driveway leading to the attached garage to the south side. There is a single storey extension to the rear and a good size garden.

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 extension to the rear measuring approximately 3.6m deep by 6.1m wide adjoining the side wall of the existing rear extension to create one structure. The hipped roof of the existing extension would be replaced with a flat roof across the entire extension of about 3m high with a roof lantern above. The extension would create an open plan kitchen/dining/living room with sliding doors to the rear and a utility room with a window and door to the rear. The extension would be finished in bricks and powder coated aluminium doors and windows to match the existing building.

**Relevant Planning History:**

None relevant

**Consultations:**

None required

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**Representations:**

None received

**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 building and set back from the road and would not be visible from the road other than in glimpses down the side of the house. The proposal would not have any adverse impact on the character of the street scene.

The proposed extension is subsidiary in form and scale to the existing building and would be finished in materials to match. There would be no harm to the character of the property as a result of this proposal.

There would be no adverse impact on the visual amenities of the locality.

***Residential Amenity***

The most affected neighbours are those to the sides at No.24 and 28.

No.24 is to the south of the site and attached by the garages to the side. The neighbour's garage extends further to the rear than at the application site and there is a fence to the boundary. The proposed extension would project about 1.15m beyond the rear of the neighbour's garage, at a height of 3m adjacent to the boundary. An extension in this position would not appear overbearing or oppressive to the neighbours or diminish light to their property. There are no openings proposed to the side of the extension and no overlooking or loss of privacy would occur.

No.28 is to the north of the site with high fence to the boundary and a rear extension of the same depth. The existing extension to this side would be retained in the same position and at the same depth but with a flat roof instead of a hipped roof. The eaves of the extension would be raised from about 2.6m to 3m and the hipped roof removed. There would be no additional impact on the neighbour as a result of the revised roof form and height in this position. There would be no overlooking or loss of privacy as a result of this extension.

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

**Recommendation**

**APPROVE** subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to side elevations 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: Amanda Haslett Date: 26/05/23

Authorised by: Gary Peck Date: 26 May 2023