Expiry Date - 20/11/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1341/23 Recommendation – APPROVE

Site: 9 Morland Avenue Worthing West Sussex BN14 8PX

Proposal: Single Storey Rear Extension

Date of site visit: 31/10/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is situated on the west side of Morland Avenue within a residential area of Worthing. The property is a semi-detached two-storey household comprising predominantly facing brick elevations with render to upper section, a concrete tiled hipped roof, along with UPVC openings. The property is set back from the public realm a moderate distance behind a shallow brick wall and concrete hardstanding which extends alongside the south elevation of the house and north elevation of the adjacent neighbour to this direction No. 7 Morland Avenue. The hardstanding leads to the rear access gates of the properties and paired garages beyond, which form the side walls to the respective properties' rear garden spaces. The rear garden space of the application property is of a moderate size and extends relatively deep. A lean-to extension projects from the rear elevation parallel to the shared boundary with the attached neighbour No. 11 Morland Avenue and set in from the side (south) elevation. No. 11 exhibits a full width flat roof extension which projects beyond the extent of the application property's and at a greater height. No. 7 has achieved a flat roof two-storey rear extension to the southerly side of its rear elevation with a conservatory projecting from it.

The property is consistent with the prevailing character along this section of Morland Avenue, of which consists of mirrored semi-detached pairs corresponding in form, scale, design, and alignment, and of similar footprints and plot sizes. Ground levels rise moderately from south to north but this has little effect on the relationship of adjacent properties 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:

Permission is sought to demolish the existing lean-to rear extension and construct a larger lean-to rear extension. The existing extension has a plastic

lean-to roof and projects approximately 2.3m, has a width of 3.95m, and maximum height of 2.7m, shallowing to 2.2m. By contrast, the proposed extension would have a matching concrete tiled lean-to roof and would project approximately 3.5m, have a width of 5.9m (virtually the entire width of the property), and maximum height of 3.75m, shallowing to 2.55m. A rear window and sliding doors are proposed along with 3No. roof lights. The side (south) ground-floor window to the original house is proposed to be removed. The boundary wall and gate between the rear building line of the property and detached garage is to be demolished to accommodate the extension and a replacement wall erected.

Relevant Planning History:

None for the application property.

Permission granted at the attached property No.11 for householder application for permitted development for prior approval for single-storey extension to rear of property measuring 4ms from rear wall of the original house, maximum height not exceeding 4ms and height of eaves of the extension not exceeding 3ms under AWDM/1380/16, decision issued 21 Oct 2016.

Permission granted at the adjacent property No. 7 for a two-storey rear extension under WB/0220/87, decision issued 13 April 1987. And also for proposed conservatory to rear elevation under 99/00773/FULL, decision issued 11 Oct 1999.

Consultations: None.

Representations: None received.

Relevant Planning Policies and Guidance
National Planning Policy Framework (Revised September 2023)
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 side profile of the proposed extension would be visible from a marginal section of the street scene when viewed through the gap between the application property and the adjacent property to the south No. 7. The extension would not be dominant by virtue of its siting to the rear, meaning it would be mostly screened by the main house. The extension sympathises with the existing house as matching materials and a matching roof form is proposed. In view of the above, it is considered that the proposal would pose no detrimental impact to the street scene or character of the existing house. There are plenty of rear extensions in the immediate and wider locality, namely to the aforementioned adjacent neighbours of which are larger in scale. The occupant(s) will continue to enjoy a good sized garden. There will be no adverse impact to visual amenity as a result of this extension.

Residential Amenity

The proposed extension would project alongside and be pulled closer to the shared boundary with the attached neighbour No. 11, closing the gap from approximately 0.25m to 0.1m. Whilst the rear extension is being enlarged in scale and increased in mass, it would still be set behind No. 11's rear extension (by approximately 0.3m), which projects at a depth of approximately 3.8m and has a flat roof height of 2.8m. Thus, no overbearing or overshadowing effect would occur.

The proposal would result in a visible alteration when viewed from the adjacent neighbour No. 7 and there may be a minor reduction in light admittance to this neighbour's nearside recessed window, which appears to serve a kitchen. However, the impact this would pose is not considered to be significant in view of this neighbours situation to the south of the property, the separation distance, and the presence of the neighbours utilitarian two-storey rear extension together with the paired garages and conservatory, which form the reason why this nearside window incurs reduced daylight and sunlight.

No overlooking would occur as the proposed openings would be to the rear which face into the applicants own garden.

There are no residential amenity grounds to resist this proposal.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Matching Materials
4. No Openings Side Elevations

Informatives:-

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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: 17.11.2023

Authorised by: Jo Morin Date: 20.11.2023