Expiry Date - 15/06/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0589/23 **Recommendation – APPROVE**

Site: **51 Wiston Avenue Worthing West Sussex BN14 7QX**

Proposal: **Removal of rear conservatory, rear garage and rear outriggers and replacement with single storey rear and side extension. Alterations to approved application AWDM/0862/22**

Date of site visit: 07/07/22 - Previous application

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the south side of Wiston Avenue within a residential area of Worthing. The property comprises of a semi-detached house with brick and rendered elevations, front bay and tiled hipped roof. The property is set back from the road behind a low wall and parking area. There is a two storey outrigger, single storey additions, conservatory and garage 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 was granted under application AWDM/0862/22 for removal of rear conservatory, rear garage and rear outriggers and replacement with single storey rear and side extension. The current application proposes some minor alterations to the approved plans including altering the position of the side door to the west elevation moving it further back and installing a window to the same side in the same position as the approved door. The window to the front of the extension would also be removed. The depth of the dining room extension to the rear would be reduced from 4.6m to 3.85m and the window to the east side of the kitchen would be removed. No other changes are proposed by the application.

Relevant Planning History:

AWDM/0862/22 - Removal of rear conservatory, rear garage and rear outriggers and replacement with single storey rear and side extension – Approved

Consultations:

None required

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

The principle of development has already been approved by application AWDM/0862/22. The only changes proposed by this application are to doors and windows to the side and front of the approved extension, the reduced depth of the rear dining room extension and omission of the east side window to the kitchen. Planning permission is required due to Condition 4 of the original consent limiting doors and windows to the side elevations as approved. The key considerations for this application are therefore the effects on the visual and residential amenities of the locality as a result of the changes to windows and doors and the reduced depth of the extension.

Visual Amenity

The proposed changes to windows and doors to the front and side of the approved extension would be hidden from view behind the existing gates to the side of the house.

The reduction in depth of the dining room would not adversely affect the appearance of the proposal.

There would be no adverse impact on the visual amenities of the locality as a result of these changes.

Residential Amenity

The main neighbour affected by the proposed changes is to the west side at No.53. There is a 1.8m high fence to the boundary. The approved door to the side serving a utility room would be replaced with a window serving a WC in the same position. This window would continue to serve a non-habitable room and would not result in any overlooking or loss of privacy. The window to the front would be removed. The previously approved door to the west side would be moved further to the rear to serve the kitchen. An opening in this position would face on to the garden fence and be about 2.4m from the boundary and would not have any adverse impact on the amenities of the neighbours.

The changes proposed to the east side of the extension include only a reduction in depth of the dining room extension (adjacent to the boundary) and omission of a window to the east side wall of the kitchen extension. Both of these changes would improve the situation for the neighbour at No.49 and would have no detrimental impact on amenity.

There would be no additional impact of overlooking or loss of privacy to neighbours as a result of the proposed changes to windows and doors.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings in east or west 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: 15/06/23

Authorised by: Jo Morin Date: 15.06.2023