Expiry Date - 17/03/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0042/25 **Recommendation – APPROVE**

Site: **15 Goring Way Worthing West Sussex BN12 4UH**

Proposal: **Proposed Single Storey Side extension**

Date of site visit: 12.03.2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a mid-C20 semi-detached house on the south side of Goring Way within an established residential suburb of the town. It forms part of a group of semi-detached and detached houses fronting an area of grassed public open space located between the houses and the main road carriageway. A spur road off Goring Way provides access to a footpath network, but there is no direct vehicle access to the front of the houses. A narrow private drive to the rear of Nos.17-25 leads to an area of unmade ground and a small garage compound to the south of No.17, adjoining the west side boundary of No.15. An opening in the boundary fencing provides access to a parking area formed in the rear part of the garden of No.15.

A gated ‘covered way’ links a modest-sized brick storage building adjoining the western site boundary to the side of No.15. The property has been enlarged by a single-storey rear extension.

The property is not Listed, or within a conservation area. There are no TPO trees on the site.

Proposal

Permission is sought to demolish the storage building and erect a single-storey side extension, wrapping around the rear southwest corner of the house to attach to the existing rear extension.

The front (north) elevation of the extension would be set back 1.65m from the main front elevation of the house (as is the existing store). It would be 2.9m wide and 8.5m deep, aligning with the rear (south) elevation of the existing rear addition. The front part of the proposed extension would have a lean-to roof 3.6m high where it attaches to the side of the house sloping down to an eaves height of 2.5m. The lean-to roof would extend rearward as far as the main rear elevation. The remainder of the proposed extension (4m deep) would have a flat roof 2.8m high. The extension would be constructed in brick

with a tiled roof and 2no rooflights to the lean-to component. A roof lantern is proposed within the flat roofed element.

The proposals, which have been amended, would provide an enlargement to an existing ground-floor bedroom, plus a replacement kitchen (integrated with the existing rear extension) and utility room.

Relevant Planning History:

AWDM/0129/18 Householder application for permitted development for prior approval for single-storey rear extension with an overall depth of 4m from rear wall of the original dwelling, maximum height 3.375m and maximum height of eaves 2.325m. Prior Approval not required 28.02.2018.

Consultations: None

Representations: None

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2024)
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 siting, size and proportions of the proposed extension would be subsidiary in scale and appearance to the host dwelling. The pitched roof form of the front component and use of matching materials will help the extension to integrate with the existing house. The proposed flat roof element toward the rear would be mostly screened in public view by the 'bulk' of the lean-to roof in front of it. The proposed flat roof would 'cut in' to the hipped roof of the existing rear extension resulting in a rather unsightly detail but this would not be apparent from any public vantage point.

A palm tree and (probably) a small/medium-sized deciduous tree in the garden growing close to the boundary fence will need to be removed to accommodate the extension but neither is considered worthy of protection.

There would be no adverse impact on the appearance of the house or the visual amenities of the area.

Residential Amenity

The only affected property is No.17 to the west. The latter comprises a detached 2-storey house which has been enlarged by a 2-storey extension to the south. Unlike the other houses in this group, it has no frontage onto the area of public open space, instead occupying a 'backland' position to the south of No.19 and west of No.15. Its main front elevation (including a porch) faces east towards No.15. No.17 is accessed by a narrow private footpath running between Nos 15 and 17. The footpath is enclosed on both sides by tall close-boarded fencing which encloses the side of No.15 and the front garden of No.17. The dwelling at No.17 is sited at an angle to the footpath with the depth of the frontage narrowing toward the south. Records indicate the ground-floor windows in the east elevation serve a kitchen/diner (which has its main aspect to the north), a WC, and lounge (which has an alternative aspect to the west). A single east-facing first-floor window serves a bedroom. The height and 'bulk' of the proposed side extension projecting above the fence line will be visibly apparent from the nearest windows of No.17 and will appear noticeably different to the modest scale and proportions of the existing store. However, taking into consideration the single-storey scale of the proposed extension and existing enclosed nature of the frontage to No.17, it is not considered the impact would be overbearing or result in an unacceptable loss of light to the front of No.17. No windows are proposed in the west side elevation of the extension, and this can be secured as a condition of permission.

The siting of the proposed extension would be set in slightly from the footprint existing store building (which is sited on the boundary) to ensure that the eaves/guttering of the extension does not overhang the boundary or encroach the footpath.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to west side elevation

Informative

Pro Active Amendment

Is recommendation contrary to letter(s) of representation? N

Case Officer: Jo Morin Date: 14.03.2025

Authorised by: Peter Barnett Date: 17 March 2025