Expiry Date - 08/11/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1175/24 **Recommendation – APPROVE**

Site: **105 Princess Avenue Worthing West Sussex BN13 1AS**

Proposal: **Front extension to existing store, alterations to porch and replacement flat roof to rear extension, replacement upvc windows and doors**

Date of site visit: 16/10/24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the north-west side of Princess Avenue on a spur road separated by a grass verge and trees, within a residential area of Worthing. The property comprises of a semi-detached chalet bungalow, with brick elevations, tile hung dormers to the front and rear and a tiled pitched roof. There is a garage to the side, UPVC porch to the front and single storey flat roof extension to the rear. The property is set back from the road behind a low wall, front garden and paved driveway.

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 front extension to the existing store, alterations to the porch and a replacement flat roof to the rear extension, and replacement upvc windows and doors. This application is identical to that approved under AWDM/1359/21 for which consent has now lapsed.

The existing garage/store would be extended forwards by about 1.4m, level with the front wall of the living room, with a flat roof of the same height as the existing garage.

The UPVC front porch would be replaced with a brick built porch of the same dimensions tucked under the eaves of the existing building.

The flat roof of the existing rear extension would be replaced with a new roof of the same height at 2.6m and would continue at this height above the garage/store to the side.

The white UPVC doors and windows would be replaced throughout the building in white UPVC.

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Relevant Planning History:

AWDM/1359/21 - Front extension to existing store, alterations to porch and replacement flat roof to rear extension, replacement upvc windows and doors - Approved

Consultations:

None required

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment

The principle of development has already been agreed by the previous application for the same development under application AWDM/1359/21. The policies of the Worthing Core Strategy and the Saved Local Plan Policies referred to in the previous delegated report have now been superseded by the Worthing Local Plan, adopted March 2023. Although there has been a change in policy the key considerations remain the same as previously assessed and relate to the effects on the visual and residential amenities of the locality.

Visual Amenity

The street scene is characterised by semi-detached houses and chalet bungalows of the same scale, form and design interspersed with garages between the houses. The application property is positioned further forwards than its neighbour to the south-west and this building line is continued by the other two pairs of chalet bungalows to the north-east before dropping back again for the two storey houses. The garages between properties do not extend further forward than the main front elevation.

The proposal would continue this pattern of development, so that the front extension is in line with the front of the house. The garage to the adjacent house to the south-west is flush with the front of that property and therefore the proposed extension would project further forwards than the neighbouring garage due to the staggered building line. This is however the same as can be viewed at other properties in the area including at No.115 further to the north-east, that has a similar position in relation to its neighbour.

The flat roof to the front extension would be in keeping with other development in the street scene.

The replacement of the UPVC porch with a brick built porch of the same dimensions would not have any adverse impact on the character of the street scene.

The replacement flat roof to the existing rear extension would provide a unified appearance to the extensions at this property.

The replacement doors and windows would be white UPVC utilising existing openings and would not detract from the character of the property.

There would be no adverse impact on the character of the street scene or the visual amenities of the locality as a result of this application.

Residential Amenity

The most affected properties are the neighbours to the south-west side at No.103 and the north-east side at No.107.

The proposed front extension would adjoin the garage of No.103 and would not have any overbearing impact on the neighbours or result in overshadowing or loss of light.

The replacement roof to the existing rear extension would be very similar in height to the existing roof to the south-west side and would be the same as existing to the north-east side and would have no additional impact on neighbours. The porch would replace an existing structure of the same size to the front of the property.

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 in south-west 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: Amanda Haslett Date: 01/11/24

Authorised by: Louise Prew Date: 01/11/2024