Expiry Date - 23/04/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0251/25 **Recommendation – APPROVE**

Site: **28 Offington Gardens Worthing West Sussex BN14 9AU**

Proposal: **Proposed single storey rear extension**

Date of site visit: 16/04/2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings
The site is located to the east side of Offington Gardens, within a residential area of Worthing. The property comprises of a detached, two storey house with brick render and hung tile elevations and a hipped roof with front projecting gable. The property is set back from the road behind a low brick wall and driveway. There is a garage attached to the south side of the house and a small first floor extension above. Further extensions have been added to the rear. There is a large mature garden to the rear.

The property is not within a conservation area and is not a listed building.

Proposal
Planning permission is sought for a ground floor rear extension in place of the existing extension and enlargement with the removal of the rear conservatory.

The extension seeks to extend the depth of the existing extension by 1.5m and the width by 3.6m to the edge of the existing conservatory which would be removed as part of this proposal. In place of the extension the existing door and windows will be retained. In the rear elevation of the extension there is proposed to be a pair of French doors and two full length windows. Within the roof of the proposed extension there are proposed to be 2no, roof lanterns providing light to the new kitchen dining room.

The roof on the proposed extension would be part pitch leading to a flat roof top which will host the 2no. roof lanterns. It will also replace the roof on the existing lean to, resulting in a more unified extension overall.

The proposed extension would be finished in materials to match the existing building.

Relevant Planning History:
None

Consultations:
None

Representations:
None received

Relevant Planning Policies
National Planning Policy Framework (2024)
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

Due to the location of the proposed works there are not considered to be views available from within the public realm. With the works to the rear of the site there would not be any views available, the only potential exception for this is the changing roof to the existing lean to. With the potential for glimpse views there is a potential for some impact on the visual amenity, however it is not considered that this would be demonstrable to the application. The alteration would allow the seamless transition from the lean to with the rest of the works on the site.

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

Residential Amenity
The most affected properties are the neighbours to the sides at No.26 and No.28.

No.26 is located to the south of the application site and has a similar alignment to the front but extends further to the rear with their own single storey rear extension. The existing relationship and separation from the neighbouring property will remain the same at approximately 1.5m which will ensure that the overbearing and overshadowing impact would be reduced. There are no windows within the southern elevation of the extension therefore there is not considered to be any further overlooking than already available from within the site. The windows to the rear of the site overlook the applicants rear garden, with mature boundary screening there is not considered to be any unacceptable level of overlooking achieved. With significant depth to the site there is not considered to be any overlooking to the rear with the properties on Shirley Drive. The depth of the neighbour's extension is considered to mitigate any potential for overbearing impact on the neighbouring property. A condition restricting new windows on the southern side elevation is necessary to ensure there is no future overlooking.

The removal of the conservatory to the north of the rear extension reduces the potential for overlooking on the neighbour (no.30). This is due to the proposed French doors on the side elevation of the extension being set further away from the boundary as such it reduces the potential for overlooking. The extension is sufficiently set away from this shared boundary to ensure no adverse impacts in terms of loss of light or being overbearing.

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

Recommendation

APPROVE subject to Conditions:-

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

Informative

1. Approved without discussion

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

Case Officer: Finlay Gardner Date: 20/05/2025

Authorised by: Louise Prew Date: 20/05/2025