Expiry Date - 26/07/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0685/24 Recommendation – APPROVE

Site: 1 Phrosso Road Worthing West Sussex BN11 5SJ

Proposal: Single storey rear extension

Date of site visit: 05.01.2024 (for AWDM/1607/23)

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site comprises a ground-floor flat, and associated external curtilage, within a semi-detached, 2-storey, purpose-built flat building occupying a corner plot on the west side of the junction of Phrosso Road with Aglaia Road. The external curtilage includes the garden to the rear (north) of the building and that part of the garden fronting Phrosso Road extending north of the communal entrance path. The site does not include the adjoining detached, pitched-roof double garage building and associated drive/hard-standing immediately to the north.

The site is located within an established residential area and is not listed, locally listed, or within a Conservation Area. There are no TPO trees on the site.

Proposal

Permission is sought for a single-storey rear extension to provide an additional bedroom and enlarged kitchen. The existing building has an L-shaped floor plan with a rear-projection. The proposed extension would extend 4.35m northward from the rear projection filling the gap between the existing rear wall and the neighbouring detached garage building. It would be nominally wider than the existing rear projection, some 4.4m wide, leaving an enclosed courtyard garden (7m x 3m) to the to the west side of it. The extension would have a lean-to roof 3.5m high where it joins the existing building, sloping down to 2.9m at its northern end. The elevations would consist of render to match the existing building, including a brick plinth fronting Phrosso Road, with a tiled roof.

Following negotiation, proposals for a 1.8m high fence fronting Phrosso Road have been omitted from the application.

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Relevant Planning History:

AWDM/1607/23 1/1A Phrosso Road: Removal of existing garage, proposed 2 storey one bedroom dwelling accessed from Phrosso Road. Refused 18.01.2024 on the following grounds:-

1. The proposed infill development would represent a cramped form of development that would be out of keeping with the pattern of existing development and space between buildings that is characteristic of the area. The harmful effects of the development would be accentuated by its incongruous scale, siting, form, massing, layout, proportions, detailed design and materials which would be wholly out of keeping with, and harmful to local character and distinctiveness. The proposed development is therefore contrary to the NPPF, policy DM5 of the Worthing Local Plan and the Council's SPD 'A Guide to Residential Development'.
2. The proposed development would have an unneighbourly impact on the living conditions of the occupiers of the ground-floor flat at 1/1A Phrosso Road by reason of its siting, layout, scale and massing in close proximity to the glazed opening(s) in the rear (North) elevation, resulting in an overbearing and oppressive loss of outlook. The proposed development is therefore contrary to the NPPF and policy DM5 of the Worthing Local Plan.

Consultations:

WSCC: The Local Highway Authority (LHA) has raised no objection, commenting:-

"*This application seeks the erection of a single-storey extension to provide an additional bedroom and installation of 1.8m high timber fencing with trellis. The site is located on Phrosso Road, an unclassified road subject to a speed restriction of 30 mph. WSCC in its role as Local Highway Authority (LHA) previously provided consultation advice for this site for application AWDM/1607/23, raising no highway safety concerns. The Local Planning Authority (LPA) refused the application on grounds unrelated to highways.*

For the current application, from inspection of the plans, the proposed rear extension will facilitate an enlarged kitchen and third bedroom. Such proposals are not anticipated to give rise to a material intensification of movements to or from the site.

A 1.8m high timber fence with trellis is proposed along part of the eastern site boundary. Having inspected the plans alongside local mapping, the proposed fence line is not anticipated to obstruct vehicular or pedestrian visibility in this location.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to

the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal."

Representations: None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (DLUHC 2023)
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 extension would be prominently visible in the street scene of Phrosso Road, but its scale and form would be subsidiary; and its external finishes carried out in matching materials, would integrate well with the appearance of the host building. The depth of the extension would infill an existing visual gap between the rear (north) of the building and the detached garage building. However, the single-storey scale and simple lean-to form, with an eaves height only marginally taller than the eaves of the adjoining garage, would appear as a low-key, domestic addition to the building, avoiding an overly cramped or overdeveloped appearance.

Residential Amenity

The most affected neighbouring property is the attached ground-floor flat to the west. The latter has a similar L-shaped footprint to the application property, but mirrored. The rear garden appears to be shared with the flat above, with external stairs attached to the rear (north) wall of the rear projection. There would be a separation distance of 2.9m between the rear (west) of the extension and the common side boundary, similar to the existing gap between the boundary and the 2-storey rear-projection. The height and depth of the extension would have some additional enclosing effect on the outlook from the window in the recess of the neighbouring ground-floor flat, but would not be oppressive or overbearing. There would be no significant loss of light.

Openings in the west side of the extension include a door (onto an internal lobby) and high-level bedroom window, and can be obscure-glazed to avoid overlooking (or a perception of overlooking) the neighbouring shared garden.

Recommendation

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APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. Openings (west side) to be obscure-glazed

Informative

Pro-active Amendment

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

Case Officer: Jo Morin Date: 19.07.2024

Authorised by: Gary Peck Date: 23 July 2024