Expiry Date - 19/12/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1445/23 Recommendation – APPROVE

Site: 43 Beaumont Road Worthing West Sussex BN14 8HE

Proposal: Removal of existing extension and replacement with a single storey rear extension. Alteration to existing fenestration. New porch.

Date of site visit: 05/12/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is located on the west side of Beaumont Road within a residential area of Worthing. The property is a detached two-storey house comprising elevations in a cream wet dash render with brick skirt to façade, a tiled clipped-gable roof, and white UPVC openings. The property benefits from a generous plot size with a deep rear garden which backs onto Manor Sports Ground recreational park. The garden consists of predominantly grass with small scale trees and shrubberies adjacent the boundary fences along with a shed to the south-west corner of the plot. Projecting from the rear of the property is a single-storey mono-pitch extension. To the front of the property is a block paving hardstanding set behind a vehicular access and pathway either side of a shallow brick wall with brick piers and metal fence above. An adjoining garage projects from the south side of the house marginally set behind the front elevation and exhibits a steep mono-pitch roof. The façade of the house features a box-style bay window to ground-floor level and a flat roofed canopy over front access door.

Properties along Beaumont Road are uniformly aligned and share similar sized plots and footprints, many of which have achieved extensions/ alterations of some form varying from front porches, rear extensions, and garage and roof conversions. No. 41 Beaumont Road to the south exhibits a flat roofed rear extension which projects from their respective northerly side and close to the shared boundary, along with a box-style front porch. To the north No. 45 Beaumont Road also exhibits a box-style front porch and has a rear building line which is set slightly deeper compared to the application property's.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal:

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Permission is sought for the replacement of the existing mono-pitched rear extension with a larger flat roofed rear extension, a front porch, and the alteration/ replacement to fenestration.

The existing lean-to extension comprises a tiled mono-pitch roof with weatherboard cladding elevations and UPVC openings and projects from the rear of the house at a depth of approximately 1.85m, has a width of 7.4m, and height of approximately 3.6m sloping to 2.6m. Openings exist to the north side (door), south side (window), and rear (doors and windows).

By contrast, the proposed extension would project a depth of approximately 3.5m, have a width of 6.7m, and flat roof height of approximately 3.3m. Rear doors and a window are proposed in an arched design. The extension would comprise matching render elevations, a GRP flat roof with roof lantern and white UPVC/ aluminium openings.

The front porch would replace the existing flat roof canopy over front door and would have a pitched roof form. The porch would measures approximately 1.32m deep, 1.8m wide, and have a height of 3.25m to ridge, sloping to 2.45m. A new front door with side lights is proposed.

Existing windows to the house would be replaced/ blocked-up and the house would be re-rendered retaining the brick skirt to façade.

Relevant Planning History:

Permission granted at the adjacent property No. 41 for conversion of garage into habitable rooms with new flat roof and false pitch to front under 06/0048/FULL, decision issued 06 Mar 2006.

Single storey rear extension achieved at nearby No. 47 under 01/01144/FULL, decision issued 12 Dec 2001.

Consultations: None.

Representations: None received.

Relevant Planning Policies and Guidance
National Planning Policy Framework (Revised September 2023)
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

The positioning of the extension to the rear of the house means that it would almost be wholly out of visual point to the street scene. In any event, the proposed extension would replace views of the existing extension and would only differ by way of depth and height increase along with its roof form which is not considered to result in material harm to the street scene in this context.

The proposed porch would be modest in scale and is of a sympathetic design which would respect the character of the property and be in keeping with area. Front porches are widely established in the street scene including at both adjacent properties.

The re-rendering and replacement of windows aspect of the proposal are considered minor alterations and would not detrimentally impact visual amenity. The windows are considered to be of a good design and would enhance the appearance of the house.

The proposal is acceptable on visual amenity grounds.

Residential Amenity

To the southerly side, the proposed extension would remain set back from No. 41's rear extension. This neighbour has no side (north) facing windows, thus, the extension would have no harmful impact for this neighbour.

Whilst the extension would pose an alteration when viewed from No. 45's side (south) rearmost window and rear garden by virtue of the proposed depth and height increase and roof form, this is not considered to be to a significant degree owing to the sympathetic proportions of the extension within the context of these properties; No. 45's rear building line is set slightly in front of the application property's and another window to the rear (west), which would be unaffected by the proposal, serves the same room as the aforementioned side (south) rearmost window. A depth increase of approximately 1.65m to what exists is considered modest in this context.

The porch would pose no adverse impact to residential amenity owing to its sympathetic scale positioned to the centre of the house.

Openings are proposed to locations where they already exist, thus, no unneighbourly overlooking would occur.

There are no residential amenity grounds to resist the proposal.

Recommendation:

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APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Materials
4. No Openings North Elevation of Extension

Informatives:-

1. 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: Jason Albon Date: 18.12.2023

Authorised by: Jo Morin Date: 18.12.2023