Expiry Date - 13/11/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1301/23 **Recommendation – APPROVE**

Site: **247 Findon Road Worthing West Sussex BN14 0ET**

Proposal: **Proposed two storey side and rear extension and single storey side and rear extensions**

Date of site visit: 27/09/23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the west side of Findon Road within a residential area of Worthing. The property comprises of a semi-detached, two storey house with brick and painted brick elevations and tiled hipped roof and white cladding to the front porch. The property is set back from the road behind a low wall and gravel driveway leading to the detached garage at the rear. There is a good size garden to the rear.

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 two storey side and rear extension and single storey side and rear extensions.

The proposed two storey side extension would measure 2.225m wide by 6.338m deep with a hipped roof to match the height of the existing eaves and lower ridge. The extension would wrap around to the rear of the building to form a two storey rear extension of 1.55m deep by 5.929m wide. The extension would provide two bedrooms and a bathroom at first floor with windows to the front and rear and a roof light to the flat roof area.

A single storey extension is proposed to the side, in front of the two storey extension and this would measure 2.225m wide by 2m deep set back 0.25m from the front of the house and with a monopitch roof of 2.45m high to eaves and 3.55m high to the ridge. This extension would form a store with double doors to the front.

The single storey rear extension would measure 3.9m (from the original rear wall) and 2.35m deep (from the existing rear extension) by 6.465m wide extending behind the proposed two storey side extension and the rear of the building. The extension would have a flat roof of 3m high and be set in 2m from

the north side boundary. The extension would have bi-fold doors to the rear and a window to the north side and roof lantern above. The ground floor layout would be reconfigured to form an open plan kitchen/dining room and a utility room.

The extensions would be finished in brick, painted brick and tiles to match the existing building. The existing garage would be demolished.

The application has been amended to set back the single storey extension from the frontage and increase the set back at first floor and to revise the garage door to the store to double doors centred on the front.

Relevant Planning History:

None relevant

Consultations:

None required

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 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

This particular part of Findon Road is characterised by two storey, semi-detached houses of similar design, scale and form, all set back a good distance from the road behind large open driveways. Several of the neighbouring properties have been extended through the addition of two storey side/rear extensions with varying degrees of success in terms of design and form.

The proposed extension cannot achieve a gap a of 1m to the boundary at first floor level as typically required to avoid a terracing effect, however, this has been mitigated at other properties by setting back the first floor from the frontage. It is clear that attempts to mitigate this requirement at other properties has led to some very awkward and ugly additions. The proposed scheme in

contract to these achieves a much more cohesive design that integrates well with the existing building and reflects its design, form and materials. Amended plans were submitted to increase the set back at first floor level to mitigate any concerns with regard to the terracing effect and the extension would be subsidiary in both scale and form. The extension lines through with the main building at eaves level and would reflect the window alignment of the current house and be finished in materials to match.

The extensions would not appear dominant or intrusive in the street scene and would not adversely impact on the character of the property or its surroundings.

The single storey rear extension would be subsidiary in scale and form to the existing building and would not detract from the character of the property.

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

Residential Amenity

The most affected neighbours are those to the sides at No.245 and 249 and the property to the rear at No.7 Downside Avenue.

No.245 is located to the south of the application site separated by a driveway and high fence to the boundary with a garage adjacent to the boundary and single storey rear extension. The proposed extension would be positioned 0.3m from the boundary with this neighbour and would extend about 1.55m beyond the rear elevation of No.245 at first floor level and 0.9m further at ground floor. The openings to the side of No.245 consist of four windows at ground floor, serving a bathroom, hall (both stained glass) and clear glazed kitchen windows and a stained glass mid-level window serving the stairs. The proposed extension is close to the boundary and at two storey height would have some impact on light to the ground floor windows to No.245. It is however noted that all of these windows serve non-habitable rooms and the kitchen has additional openings to the rear and therefore the impact on light to these rooms is not considered to significantly affect the living conditions of the neighbours. The proposed extension would not appear overbearing or oppressive to the neighbour. There are no windows to the side of the proposed extension and no overlooking or loss of privacy would occur. The majority of the depth of the ground floor rear extension is currently occupied by the garage that is to be removed and the proposed single storey extension would not have any additional impact on the amenities of No.245.

No.249 is located to the north side and separated by a high fence to the boundary. There is a single storey rear extension to the neighbour's property which extends to the same depth as the existing extension and steps out again further from the boundary. The proposed two storey extension to the rear would project an additional 1.55m to the rear in line with the existing rear projection set in away from the boundary by about 2.55m. The extension in this position would comply with a line projected at 45 degrees from the midpoint of the neighbours nearest first floor window and would not diminish light to the rear

bedroom or appear overbearing or oppressive. The ground floor rear extension is also set in away from the boundary (mirroring the neighbour's extension) and would not result in overshadowing or have any detrimental impact on amenity. The only new opening to the north side is at ground floor level and would look onto the boundary fence and would not result in overlooking or loss of privacy to the neighbours property.

No.7 to the rear is over 30m from the two storey extension and would not be adversely affected by the proposal.

Parking

Although the existing garage would be removed as part of the proposal, there is a large parking area to the front of the building sufficient to accommodate many vehicles. There would be no adverse impact on parking in the locality or highway safety 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 elevations of extension
5. No windows to first floor north side elevations of extension

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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: 23/11/23

Authorised by: Jo Morin Date: 23.11.2023