Expiry Date - 22/08/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0682/24 **Recommendation – APPROVE**

Site: **21 Petworth Avenue Worthing West Sussex BN12 4QL**

Proposal: **Proposed two storey front extension with new front porch**

Date of site visit: 31/07/24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the west side of Petworth Avenue, within a residential area of Goring, Worthing. The property comprises a detached two storey house with brick elevations, a tile hung central gabled bay to the front and a hipped roof. There is an integral garage which projects to the front with a flat roof and a single storey extension to the rear and a large garden. The property is set back from the road behind a low brick wall, front garden and 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 two storey extension to the front and new front porch.

A two storey extension is proposed to the south side of the front elevation which would measure 4.9m deep x 4.21m wide with a hipped roof of the same height as the eaves of the existing house and a lower ridge height. The extension would project to the same depth and width as the existing garage to the north side of the front elevation. Two windows are proposed to the front elevation serving an office at ground floor and a bedroom at first floor and a side window at first floor to the south, serving the bedroom. The extension would be finished in brick and tiles to match the existing building.

A new porch would be constructed between the existing garage and proposed extension, measuring 3.48m wide x 1.945m deep. The eaves would match the height of the existing garage and a new crown roof formed above the proposed porch and existing garage. The porch would be finished in materials to match the existing building with a door and two sidelights to the front.

The application has been amended to alter the roof from a gable to a hipped roof.

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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 (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 street scene is characterised by large detached houses of varying design and form finished in traditional materials of brick and tiles. Roofs to the front are predominantly hipped and many houses project forwards to one side of the building. The application property has a hipped roof with central gable and flat roof garage to the north side of the front elevation.

The proposed extension would be to the south side of the frontage extending out to the same depth as the existing garage and mirroring the width of this structure. The front building line for properties to the west side of Petworth Avenue is defined by the projecting front elements of buildings, both single and two storey height. The proposed extension although to the front would maintain this building line and would not disrupt the pattern or layout of development in the area. The extension would become the focus of the frontage however this is consistent with the prevailing character of the street scene, where one side of the frontage is more dominant. The proposed extension would not appear visually intrusive in the street scene or be out of keeping with the character of the area.

An amendment was made to the roof form of the proposed extension changing this from a gable to a hipped roof. The hipped roof form reflects the roof style and pitch of the existing building and the wider street scene and reduces the bulk of the proposal at roof level.

The extension would be finished in bricks, tile hanging and roof tiles all to match the existing building ensuring a cohesive design that respects the more traditional character of the area. The window design and size would be consistent with the existing windows to the frontage.

There would be no significant 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 side at No.19 and 23 Petworth Avenue.

No.19 is located to the south side of the application site and has a garage adjacent to the boundary that extends slightly further than the proposed extension. The extension would not project any further than the neighbours two storey front projection and would not appear overbearing or oppressive to these neighbours. The extension is to the north of this neighbour and there would be no overshadowing or loss of light to No.19. A first floor side extension was added to the neighbour's property under application 08/1162/FULL. This extension included an ensuite behind the garage with a window to the front and a bathroom window to the north side, both at first floor; neither serving habitable rooms. The proposed extension at No.21 is positioned approximately 1.5m in from the side boundary and over 5m from either of the first floor windows at No.19 serving non-habitable rooms. No ground floor windows would be affected by this proposal. The only new window proposed to the south side of the extension is a small bedroom window serving as a secondary window to the main one at the front, this window would look on to the flank elevation of the neighbour's property and would not result in any overlooking or loss of privacy.

No.23 is located to the north side of the application site and is separated by a wall to the boundary. The only addition proposed to this side of the building is a crown roof above the existing flat roof of the garage. The garage would remain at single storey height and the additional height resulting from the new crown roof would not have any adverse impact on the neighbour. The proposed two storey extension would be over 9m from the boundary with No.23 and would not diminish light or result in overshadowing to the neighbour's property. There are no new openings proposed to the north side of the extension and no overlooking or loss of privacy would occur.

There would be no significant 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 add. openings to 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: 20/08/24

Authorised by: Jo Morin Date: 22.08.2024