Expiry Date - 29/04/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0297/24 Recommendation – APPROVE

Site: 36 Mansfield Road Worthing West Sussex BN11 2QN

Proposal: Proposed single storey rear extension

Date of site visit: 05/09/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings
The application site is located on the southern side of Mansfield Road. No. 36 is on the bend in the road, the front of the garden has been converted to hard standing for off road parking. The rear of the property hosts a small garden that faces the flank elevation of No. 32 Mansfield Road. The site has an existing raised deck.

Proposal
The application relates to a rear extension. The extension will have a depth of 3.5m with a width of 3.61m located on the western side of the property. The space created is to be used as a garden room with a w/c to be also included. Next to the extension the floor level is proposed to be continued with a decked area before some steps leading down to the rest of the garden.

The materials proposed within the extension are to match that of the existing with rendered walls. There are not proposed to be any windows in the side western elevation, with a window in the rear elevation and the eastern elevation hosting a pair of French doors providing access to the raised decking area.

Relevant Planning History:
None

Consultations:
None

Representations:
One letter of representation:
"Houses are incredibly close together, this house has no side access so concerned as to how any materials will be put in, our side access runs down the back of the property and how that will be affected?. More concerningly is the noise, will it be at considerate times? Not late afternoons and weekends? We have a disabled young adult that will be affected and my husband works nights at weekends, currently it is a quiet and peaceful road. We wouldn't

have a problem if this is done with consideration of very close neighbours and noise and dust is kept to a minimum and it's done quickly."

Response to Representations
This application does not grant access rights to the site via any other property. If this is the aim of the applicant, they would need to have a private agreement with the owner of that property.

Due to the scale of the development, there is not considered to be a level of noise or dust that would be inappropriate to the residential setting. Given objections hours of construction will be included by condition will be added to any permission.

Relevant Planning Policies
Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (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
Due to the extension being to the rear there is not considered to be a significant impact on the visual amenity of the street. However, due to the location of the host dwelling there will be glimpse views available from within the wider locality. The floor level is located approximately 1.3m above the ground level resulting in the proposed extension being more visible from within the wider locality Due to the single storey nature of the proposed extension, it is considered to be subservient to the host building.

A condition ensuring materials match will be included to ensure the development complements the existing building.

Overall, the development is acceptable in terms of visual amenity.

Residential Amenity
The nature of the proposed extension means both neighbours and No.32 to the rear of the site will be impacted by the development. The plots have unusual gardens with decking adjacent to the houses and gardens at a lower level to the ground floor of the houses. This results in the possibility of more neighbouring impacts than would usually be expected for a single storey rear extension.

To the east (No. 38) the impact is largely due to the proposed decking on the boundary to that side. This is due to the extension being separated from the boundary by the raised decking. The introduction of the raised decking provides an opportunity for overlooking on the neighbouring property to this

side. There is an existing raised deck on the eastern side that will have an increase in height by approximately 0.5m. With the existing height of the boundary fencing being at approximately 2.25m from the current decking level (inaccurately illustrated on the plans but measured on the site visit) it is not considered that there would be an unacceptable level of overlooking with the existing boundary screening retained. The French doors due to the separation to the boundary will not provide views which are not already available from within the site.

With no windows to the western elevation there is not considered to be any overlooking to No. 34. The extension will add some height to the boundary with this property. There is not considered to be any significant overbearing from the extension as the height of the proposed extension is not much higher than the existing boundary fence. This means that the overall increase in height on the boundary is not one that would be significantly overbearing and as such is considered acceptable. No.34 has a larger garden than the subject site and properties to the east and it has its own two-storey extension which minimises the impacts from this development on the property.

Due to the height of the extension and the existing higher level fencing it is not considered that there would not be any overshadowing or overbearing impact on the neighbouring property to the rear of the site (No.32 to the south). With the extension being 3.5m to the rear of the property this retains 5.35m to the boundary with No.32. Due to this separation, there is not going to be any overshadowing of the property to the rear despite the extension protruding over half the depth of the garden.

As such it is considered the development is acceptable in relation to neighbouring amenity.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to western side elevation of extension
5. Hours of works

Informative

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

Expiry Date - 29/04/2024

Case Officer:	Finlay Gardner	Date: 01/11/2024
Authorised by:	Louise Prew	Date: 04/11/2024