Expiry Date - 27/09/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1006/24 Recommendation – APPROVE

Site: Gorse Lane House Gorse Lane Worthing West Sussex

Proposal: Proposed Rear First Floor Balcony

Date of site visit: 02/09/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

Gorse Lane House comprises a modern detached house located to the easterly side of Gorse Lane. The house appears to be a fairly modest sized bungalow when viewed from the street scene, however, a two-storey element is located to the rear, enabled by the descending ground levels to the easterly. This creates a generous sized two-storey house with a sloping rear garden. The surrounding context is predominantly residential with land as part of South Downs National Park (SDNP) to the rear of the property on the opposite side of Bost Hill. The occupant(s) enjoy a generous plot size with a rear garden which extends deep. The topography allows for far reaching views to the south-easterly across the SDNP and towards the coast, albeit views are restricted by virtue of the plentiful mature trees and shrubberies within the garden space and alongside the sides and rear boundaries of the property. The occupant(s) have the benefit of these views through the large rear openings that serve respective rooms across the rear elevation of the house.

The properties within this locality are diverse in terms of their design, form, scale, alignment, and spacing between adjacent properties. Plots are inconsistent and vary in shape and size.

The property is not located within a conservation area and is not a listed building. Protected trees are located within the property's curtilage to the front (singular tree) and rear (stretch of trees spanning northerly).

Proposal

Planning permission is sought to construct a balcony to the rear elevation of the first-floor where the building doglegs. The balcony would extend from the rear doors of the hallway up to the south facing living room window and span across the office windows, amounting to a footprint of 5m x 2.4m. The balcony would be constructed using powder coated steel with a glazed balustrade. An obscure glazed panel would be positioned to the south side of the balcony at

a height of 1.7m. The balcony would create a covered patio area to ground-floor level.

Relevant Planning History:

Dwelling constructed subsequent to permission WB/835/81 for the erection of detached house with integral garage (Matters reserved WB/177/81), decision issued 10 November 1981.

Planning permission granted at the adjacent property Camellia House for provision of balcony to rear of property under 95/05285/FULL, decision issued 05 Apr 1995.

Consultations: None undertaken.

Representations: None received.

Relevant Planning Policies

National Planning Policy Framework (Revised December 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

Properties within the locality generally have an individual style. Gorse Lane House exhibits a modern aesthetic through its horizontal cladding in a grey shade and dark framed fenestration. The proposed balcony would be consistent with the style of the house and would respect its existing proportions and layout. In any event, the balcony would be completely removed to views from the street scene by virtue of its siting to the rear of the property together with the ample vegetation and topography which provides screening from Bost Hill to the rear of the property.

The aforementioned protected trees within the curtilage of the property would not be affected by the proposal.

There are no visual amenity grounds to resist the proposal.

Residential Amenity

It is understood that the applicant's intention is to capitalise on the available south-easterly far reaching views from the first-floor level of the property. It is considered that this can be achieved without compromising the residential amenities of surrounding neighbours; to the north Thistledown would be completely screened by virtue of the projection of the house to this elevation and ample tall vegetation at the respective shared boundary, similarly, to the south, Camellia House is well screened by ample tall vegetation at the respective shared boundary and is spaced a good distance from the site. The proposed obscure glazed screen to the south side of the balcony would sufficiently mitigate any potential overlooking concern. A condition of planning permission has been imposed in respect to the level of obscurity of the screen.

The proposal would not give rise to an unacceptable form of development insofar that it would be of an appropriate scale given the surrounding context and no overlooking would occur.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Materials
4. Level of OG

Informatives:-

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: 25.09.2024

Authorised by: Jo Morin Date: 25.09.2024