Expiry Date - 03/09/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0883/24 Recommendation – APPROVE

Site: 9 Ham Road Worthing West Sussex BN11 2QU

Proposal: Removal of existing conservatory and replacement with a single storey rear extension. Hip to gable loft conversion with rear dormer. Two storey side extension.

Date of site visit: 12/09/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings
The application site is an end of terrace property to the western side of Ham Road. The property is part of a row of terraces the properties have undergone a large number of changes. To the south of the application site there is a large three storey property that dominates the street scene.

The road has a large number of properties with converted garages and rear extensions. There is no set character to the road.

Proposal
The amended application relates to a two storey side extension, a rear dormer and a single storey rear extension. The amended roof will have a minor step down from the existing ridge height and a small hip to the southern side.

The rear dormer will be full width and sit comfortably within the new roof space. The single storey rear extension will also be full width and have a partial pitch to the roof.

Relevant Planning History: None

Consultations:
None

Representations:
None

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2023)
National Planning Practice Guidance
SPG ‘Extending or Altering Your Home’ (WBC)

Expiry Date - 03/09/2024

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 components to the rear of the site will not be visible from the street as such it is not considered that there would be an impact on the visual amenity of the street scene. Due to the dormer being introduced there will be a roof light introduced on the front elevation. With other properties within the street scene having undergone similar works it is not considered that this would be detrimental to the street scene.

The two-storey side component of the proposed development will be highly visible in the street scene. However, due to the stepping of the ridge height and the retention of a small section of hipped roof it is subsidiary in scale and proportions to the host dwelling; it will be carried out in matching brickwork. While it is noted that the side extension is not strictly in line with the guidance in the Council's residential extensions SPD the factors above mitigate the bulk of the proposal. There is a twitten between this property and the one to the south which will reduce the impact of terracing on the street.

Whilst the scale and design of the proposal introduces a significant level of development on the property it is not considered that the development would result in a property that is significantly detrimental to the wider public realm.
As such it is in accordance with Policy DM5 of the Worthing Local Plan.

Residential Amenity

In this instance there is not considered to be any unacceptable overbearing or overshadowing that would be achieved from the development. This is due to the unique location which has a large dominating property to the south of the site. Furthermore, the bend in the road allows for the site to have more further separation from the neighbouring property that would be most affected.

There will be the introduction of a dormer to the rear will introduce some views into the rear and the gardens of the surrounding properties. With the properties permitted development rights they would be able to have a smaller dormer to the rear of the site that would provide the same levels of views into the neighbouring properties.

The neighbouring property to the north, would potentially be most affected by the single storey rear extension. This is due to the introduction of the development towards their boundary. The height of the extension is mitigated by the small stepping in from the boundary and the presence of a conservatory on that property.

As such it is not considered that the proposed extension would result in a demonstrable impact on either neighbouring property.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No additional openings

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? Y

Case Officer: Finlay Gardner Date: 20/09/2024

Authorised by: Louise Prew Date: 25/09/2024