Expiry Date - 23/04/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0266/25 **Recommendation – APPROVE**

Site: **18 Ilex Way Worthing West Sussex BN12 4UZ**

Proposal: **Demolition of existing garage and utility room and construction of two-storey side extension to east elevation with integral garage, a Juliet balcony to first floor rear (north) elevation, removal of single storey pitched roof to front (south) elevation and new flat roof over extending to side to create covered porch, and construction of single-storey rear (north) extension with covered canopy.**

Date of site visit: 06/03/25

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the north of Ilex Way and within the built up area for Worthing. The rear boundary of the site is adjacent to a footpath which is part of the Goring Conservation Area. The conservation area also extends to the front of the property encompassing the trees to the centre of Ilex Way. There is a protected group of trees outside of the site but close to the rear boundary. To the east and west are residential dwellings. There is a driveway along the length of the east side boundary leading to the Church Hall to the north-east of the site. The property comprises of a detached, two storey house with catslide roof to the east side and attached garage. There is a very large garden to the rear.

The property is not a listed building.

Proposal

Planning permission was granted under application AWDM/1572/19 for a near identical proposal. The time limit for the previous approval has now expired and this application seeks a fresh permission.

The proposal is for demolition the existing garage and utility to the east side and erection of a two storey side extension with integral garage, a Juliet balcony to the rear and roof lights to the side, removal of the pitched roof at ground floor to the front of the property and installation of a new flat roof extending across to form a covered porch and a new single storey extension to the rear with covered canopy.

The proposed side extension would measure approximately 3.6m wide and extend 13.75m deep at ground floor and 8.85m deep at first floor, removing the catslide roof to the side to create a two storey eaves. The extension would have a hipped and flat roof matching the eaves height of the existing building and with a ridge height of approximately 8m (1.5m lower than the main ridge). The front wall of the extension would be set in by about 1.65m at ground floor (measured from the existing front projection) and about 0.25m at first floor (measured from the main front elevation). There would be a garage door and two windows above to the front elevation, two roof lights and two ground floor windows to the east side elevation and a Juliet balcony at first floor and door and window to the ground floor rear elevation.

The pitched roof above the projection to the front of the building would be removed and replaced with a flat roof that extends across to the west to form a covered porch area and a larger window and new door installed.

The proposed single storey rear extension would project 5.185m deep by 7.4m wide and would adjoin the side wall of the side extension. The extension would have a flat roof of about 3.1m high with flat roof lights above and an extended canopy surround of 1.2m deep. The extension would have fully glazed sliding doors to the rear and full height glazing to the corner extending round to the west side.

The extensions would be finished in white render and concrete tiles to match the existing building or reconstituted slate tiles. The white uPVC/metal windows would be replaced with aluminium windows in black throughout the building.

Internally the extensions would comprise a garage, utility, pantry and large open plan kitchen/family/dining room at ground floor and an additional bedroom with ensuite at first floor.

Relevant Planning History:

AWDM/1402/21 - Retrospective application for tree house in rear garden – Approved

AWDM/1572/19 - Demolition of existing garage and utility room and construction of two-storey side extension to east elevation with integral garage, a Juliet balcony to first floor rear (north) elevation, removal of existing single storey pitched roof to front (south) elevation and new flat roof over extending to side to create covered porch, and construction of single-storey rear (north) extension with covered canopy – Approved

Consultations:

None required

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM23, DM24
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment

The principle of development has already been considered and approved under the previous application AWDM/1572/19. The considerations for this application are therefore limited to any changes to policy and the effects of any amended details on the visual and residential amenities of the locality.

Policy Changes

The previous application was considered in relation to the saved policies of the Worthing Local Plan 2003 and policy 16 of the Worthing Core Strategy. Both of the above development plans have been replaced by the Worthing Local Plan (adopted 28th March 2023). The NPPF has also been updated since the previous decision. The application has been assessed in relation to the relevant updated policies and is in accordance with these new and revised policies. There are no policy changes that would prevent the development from taking place.

Visual and Residential Amenity

The application is the same as previously approved other than minor internal layout alterations and slight repositioning of the two high level windows serving the utility and pantry at ground floor and two rooflights serving the master bedroom at first floor, to the east side elevation. These openings are positioned wider apart than on the previous approved scheme. The only neighbour affected by these minor changes is at No.14 to the east of the site and separated by a driveway.

The high level ground floor windows would remain above eye level and continue to serve non-habitable rooms (a pantry and utility) and would be no closer to the boundary than the approved scheme and would not result in overlooking or loss of privacy to the neighbouring property.

The repositioned rooflights would remain at the same height above floor level and would continue to serve the master bedroom at first floor. The amended position of one of these rooflights, above a walk in wardrobe, would have no additional adverse impact or result in overlooking or loss of privacy to the neighbouring property.

There would be no detrimental impact on the residential amenities of the neighbour at No.14 or harm to the visual amenities of the locality or the adjacent conservation area as a result of these minor changes.

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Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials as specified on app. form
4. No additional windows in east elevation of extension
5. No use of roof as balcony

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

Case Officer: Amanda Haslett Date: 23/04/25

Authorised by: Jo Morin Date: 23.04.2025