Expiry Date - 18/11/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1220/24 Recommendation – APPROVE

Site: 126 Station Road Worthing West Sussex BN11 1JY

Proposal: Proposed two storey rear extension

Site Visit: 13/11/2024

Neighbours Checked: Y

Additional Neighbour Notifications: N

Site and Surroundings
The site relates to a mid terraced property located on the southern side of Station Road. The southern side of the road is comprised of residential units which are two storey in nature, with the northern side comprising industrial units.

The application site is a two storey property with a rear protrusion, a number of the properties within the area have extensions to the rear including those to each side. The dwellings have small rear gardens which are characteristic of the area. The application site is not within a conservation area nor is the property listed. There are no TPO's within the direct locality.

Proposal
Permission is sought for a flat roofed infill extension to the rear of the site. The extension proposed is to be two stories in height and would fit between the neighbours extension and the existing rear protrusion. The materials proposed are to match that of the existing dwelling.

Relevant Planning History
None

Consultations
None

Representations:
One letter of representation
"The RiskView Residential report issued for my own property at the time of purchase indicates that this is an area with an elevated probability of Radon. Additionally the report states that compressibility and uneven settlement hazards are present and there is a high probability for problems to occur in the area. The description states: 'Highly compressible strata present. Significant constraint on land use depending on thickness. Hazard Guidance: Avoid large differential loadings of ground. Do not drain or dewater ground near the property without technical advice'. The report recommends that since

this locality has potential for 'instability' this should be taken into account 'before undertaking any alterations to the existing property'.

I appreciate that the report I am quoting refers to the neighbouring property and the ground behind the terrace but I wanted to ensure that the applicant is aware of the above so that any potential issues can be investigated before building work/digging deep foundations gets underway."

Response to Representations
The radon concerns raised in the objection will be dealt with under the building control application.

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)

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 location at the rear of the site there are not going to be views available from within the public realm. Therefore, it is considered not to have an adverse visual impact on the streetscene.

The two-storey element would infill a gap between the existing protrusion and the neighbouring building. While the flat roof appears somewhat awkward in relation to the host dwelling it is probably the most appropriate roof form and is acceptable in this instance.

Materials will be conditioned to match to ensure the extension complements the existing building.

Residential Amenity
The neighbouring property to the east of the site has a two storey rear protrusion higher than that of the proposed extensions height and with the same depth of the proposal. As such it is not considered that there would be any overbearing or overshadowing on the neighbouring property to the east.

To the west the neighbour is not considered to be impacted. This is due to the property having an existing rear protrusion which is taller than the proposal. As such there is not considered to be any additional overshadowing or overbearing impact.

Due to the separation from the properties to the rear there is not considered to be any unacceptable impact in terms of being overbearing.

The windows within the proposed extension face the rear of the property. It is recognised that the proposal includes a rear facing window at first floor. While this window will be closer to the rear of the properties facing Newland Road, the angle will be oblique looking across the rear of the gardens rather than straight onto the rear façade of the properties. The window serves a bedroom that is likely to be less heavily used than one to a living room. It is therefore considered that there is no unacceptable overlooking from the proposed extension.

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

Recommendation

APPROVE subject to Conditions:-
1. Drawing Numbers
2. Standard time limit
3. Matching materials

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: Finlay Gardner Date: 17/11/2024

Authorised by: Louise Prew Date: 18/11/2024