Expiry Date - 06/12/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1412/23 **Recommendation – APPROVE**

Site: **58 Madeira Avenue Worthing West Sussex BN11 2BA**

Proposal: **Proposed rear/side extension**

Date of site visit: 17/10/23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the east side of Madeira Avenue within a residential area of Worthing. The property comprises of an end of terrace, two storey house with brick and rough render elevations, two storey tile hung front bay and hipped roof. Several single storey additions have been added to the rear. The property is set back from the road behind a flint wall and there is a wide pathway to the side leading to the rear gardens of the terrace.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

Planning permission is sought for a single storey rear extension. The existing single storey structures would be incorporated into the new extension.

The proposed extension would measure approximately 2.5m deep extending out from the existing kitchen and study walls and in line with the existing WC adjacent to the north boundary. The extension would have a flat and parapet roof of 3.2m high with roof light above. The pitched roof of the outdoor WC would be removed on the applicant's side and replaced with a flat roof, with lead flashing to finish where the new extension adjoins the neighbours roof. The brick party wall to the WC would remain but a new blockwork wall would be constructed independent of the party wall.

The new extension would form a breakfast room with double doors to the rear and shower room with window to the rear. The extension would be finished in matching bricks and GRP roof.

Relevant Planning History:

None relevant

Consultations:

None required

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 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

The proposed extension is to the rear of the property but would be partially visible from the front down the pathway to the side of the house. Although views would be possible these would be limited and the extension would not appear dominant or intrusive in the street scene.

The proposed extension is subsidiary in scale and form to the existing building and would be finished in materials to match reflecting the character of the property and wider terrace.

There would be no adverse impact on the visual amenities of the locality as a result of this proposal.

Residential Amenity

The most affected neighbours are those to the north and south sides at No.60 and 56.

No.60 is the adjoining property to the north side with the outside WC adjoining that of No.58. There would be no change to the height of the parapet wall of the existing extension that adjoins the boundary with this property. Works to the party wall would be agreed under the Party Wall Act however the proposed extension would retain the neighbours half of the outside WC as existing, with flashing added to ensure this remains watertight. Other than the addition of a parapet wall to the boundary that would be the same height as the existing parapet to the existing extension, there would be no material change in appearance from the neighbour's side.

No.56 is the property to the south, separated by a wide pathway and tall fence. There is a single storey extension to the rear of this property. The proposed extension would project about 1.8m further to the rear than the neighbour's extension but would not extend beyond a line projected at 45 degrees from the neighbours nearest rear facing windows. The proposed extension would not result in overshadowing or diminish light to the neighbour's property. There are no openings to the side of the neighbour's extension and none proposed to the side of the extension at No.58 and no overlooking or loss of privacy would occur.

There would be no detrimental impact on the residential amenities of adjacent occupiers as a result of this application.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials

Informative

1. 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.

2. You are advised to ensure that the development works accord with the Party Wall Act 1996, which set out responsibilities for the undertaking of works at or close to the party wall of any neighbouring owner. Further information can be found at:

   https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance

Is recommendation contrary to letter(s) of representation? N

Case Officer: Amanda Haslett Date: 15/12/23

Authorised by: Gary Peck Date: 15 December 2023