Expiry Date - 20/08/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0818/24 **Recommendation – APPROVE**

Site: **14 Southsea Avenue Worthing West Sussex BN12 4BN**

Proposal: **Single storey rear extension, raising of existing garage roof and addition of cladding to front gable**

Date of site visit: 31/07/24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the east side of Southsea Avenue close to the junction with Lancaster Road and in a residential area of Goring. The property comprises a link-detached bungalow with brick and render elevations, mock Tudor detail to the front lower gable and a tiled hipped roof. There is a garage to the south side which adjoins the neighbour's garage and a good size garden to the rear.

The property is set back from the road behind a brick wall, front garden and a driveway. 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, raised garage roof and cladding to the front gable

The proposed single storey rear extension would measure approximately 3m deep x 10.3m wide, extending behind the garage and with a flat parapet roof of 3.1m high. The extension would be finished in render with a window and French doors to the rear elevation serving the open plan kitchen/dining/living room and a door to the rear serving the utility room.

The flat and parapet roof to the existing garage would be raised from 2.6m high to 2.85m high. The garage would be shortened internally to accommodate the utility room at the rear.

The materials of the existing front projecting gable would be changed from render and timber detail to white cladding.

The application has been significantly amended since submission, removing all loft conversion/extension works from the application proposal.

Relevant Planning History:

None relevant

Consultations:

None required

Representations:

Original plans - 9 objections from neighbours all concerning the dormers and roof extensions that have now been removed from the proposal. No concerns were raised in relation to the single storey rear extension or garage works.

Amended plans – Neighbours were re-consulted on the revised proposal removing the dormers and roof extensions and no objections were received in response to the amendments.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (DLUHC 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 area is characterised by detached bungalows of modest scale and similar design and form, finished in traditional materials of brick, tiles and render and set back a consistent depth from the road.

The proposed rear extension would not be visible from the road other than in glimpsed views down the side of the building. The proposed extension at 3m deep is small in scale and would appear subsidiary to the existing building. The design and form of the extension would reflect the character of the existing building and would be finished in materials to match.

The slight raise to the garage roof would not have any significant impact on the character of the property or the wider street scene. The brick soldier course to the top of the roof would be retained.

The white cladding to the projecting front gable would be acceptable to this feature only and would reflect other properties in the street that have this same detail. To prevent this material being used elsewhere on the building, which

would be out of keeping with the area, a condition restricting the use of cladding to this feature only is required to ensure that this detail is in keeping with the street scene.

The amendments to the application removing all aspects relating to the roof extension/conversion have significantly improved the application and there would be no harm to the character of the street scene or the visual amenities of the locality.

Residential Amenity

The most affected neighbours are those to the sides at No.12 and 16 Southsea Avenue.

No.12 is located to the north side of the application site and separated by a high fence to the boundary. The proposed extension would be set in approximately 1m from this boundary. No.12 has been extended to the rear and projects further back in the site than the proposed extension. The extension would not project beyond a 45 degree line projected from the neighbours nearest habitable room and would not appear overbearing or result in loss of light or overshadowing to the neighbours property. No new windows are proposed to the side and no overlooking would occur.

No.16 is located to the south of the application site and separated by the linked garages for both properties adjacent to the boundary. The garage to No.16 extends further back in to the site than the proposed extension at No.14. The extension would not extend beyond a 45 degree line projected from the neighbours nearest habitable room and would not appear overbearing or result in loss of light or overshadowing to the neighbours property. No new windows are proposed to the side and no overlooking would occur. The small increase in height to the garage roof would not diminish light to the neighbour's property or affect outlook from their side windows.

The amended application would not have any detrimental impact on the residential amenities of adjacent occupiers.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials as specified subject to Cond. 4.
4. Cladding permitted to front projecting gable only, white or timber
5. No openings to side elevations of extension

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: Amanda Haslett Date: 08/10/24

Authorised by: Jo Morin Date: 08.10.2024