Expiry Date - 02/09/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0872/24 Recommendation – APPROVE

Site: 34 Burnham Road Worthing West Sussex BN13 2NJ

Proposal: Proposed single storey side extension

Date of site visit: 05/08/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property occupies a corner plot located to the south side of Burnham Road and east side of Littlestone Road within a low density residential area of Worthing. The property is a semi-detached bungalow of modest proportions comprising facing brick elevations, a plain tiled combination hipped roof, and white UPVC windows. The main entrance to the property is accessed via a gate and pathway off Burnham Road where-as a gate for vehicle access leading to the property's garage and car port which are situated to the rear garden space of the plot is located off Littlestone Road. The property is bounded by a shallow stone wall with piers to the front which wraps-around to the side in accordance with the curve of the highways before stepping up to a fence height of approximately 2m for the remainder of Littlestone Road. The rear garden is enclosed on all sides by tall fences and consists of a wrap-around space alongside Littlestone Road and extending a modest depth to the rear.

Properties in the surrounding area are similar in terms of form, scale, design, and plot size with little variation in the building line.

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

Proposal

Permission is sought for a pitched roof single-storey side extension to create a dining room and WC.

The extension would project approximately 3m from the side (west) elevation and have a depth of 4m. It would measure approximately 4.3m to ridge height, shallowing to 2.8m at eaves level. A front and side window are proposed along with rear doors.

Relevant Planning History:

Application refused at the application property for single-storey extension to west elevation under WB/0429/87, decision issued 29 June 1987.

Reason for refusal:

The proposed extension forms an obtrusive feature and does not relate sympathetically in form or scale with the existing building and is out of character with other nearby properties.

Consultations:

WSCC Highways Authority: None undertaken.

Representations: None received.

Relevant Planning Policies

National Planning Policy Framework (Revised December 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Worthing Local Plan (2023) 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)

Planning Assessment

There is no objection in principle to extensions and alterations to residential properties within the built-up area. The key considerations for this planning application are the effects on visual and residential amenities of the locality and the effect on highway safety.

Visual Amenity

The proposed works would be readily visible to public vantage points along both Burnham Road and Littlestone Road by virtue of the property's situation on a corner plot, the low scale buildings, and the relatively open character of the locality. Although within the curtilage of the property, the proposal would occupy space considered to contribute to the areas open character. Additionally, the building line along this side of Littlestone Road, which is derived from the application property and the adjacent neighbour to the south No. 37 Sunningdale Road, would be encroached.

Notwithstanding the above, the proposal is considered to be of modest proportions which sympathises with the existing form, scale, and finishes of the dwelling; a complementing pitched roof is proposed approximately 1.5m under the ridge of the existing dwelling, it would be set-in approximately 0.69m from the rear building line, and would respect the character of the

dwelling by way of matching materials. Moreover, the extension would be set-in approximately 1.6m from the side boundary, leaving a sufficient gap to the street scene and therefore not compromising the open character or building line to a significant degree.

The proposed extension would denote a subsidiary addition to the existing dwelling and would sufficiently assimilate. It would not be out of character with the surrounding area and would have no adverse impact on visual amenity.

Residential Amenity

The extension would pose a visible alteration to some surrounding neighbours owing to its roof form coupled with the relatively open character of the area. Much of the extension including the proposed openings would be obscured by the tall boundary fence but in any event, it is considered to be spaced a sufficient distance from neighbouring amenity and would not result in a harmful impact.

There are no residential amenity grounds to resist the proposal.

Recommendation

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Matching Materials

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: Jason Albon Date: 30/08/2024

Authorised by: Jo Morin Date: 02.09.2024