Expiry Date - 01/04/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0125/25 Recommendation – APPROVE

Site: 2 Second Avenue Worthing West Sussex BN14 9NX

Proposal: First floor rear extension and rear roof dormer

Date of site visit: 18.02.25

Neighbours checked: y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the south side of Second Avenue within a residential area.

The property comprises a large detached two storey character brick house with a two storey forward projection to the front and part single and part two storey what appears to be an extension to the rear. There is a lean to garage/ outbuilding to the western side. There is a large mature garden to the rear.

The dwelling is set back from the road with a driveway to the western side and a landscaped front garden with hedging to the boundary.

Second Avenue comprises a mixture of mature individual house types, designs and frontages within the road.

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

Proposal

The application proposes a full first floor extension above an existing projection at the rear and a proposed dormer at the rear.

The proposed extension proposes extending up the existing eaves of the existing rear 1.5 storey extension. The proposed eaves would come level with the existing eaves of the property and a pitched roof formed into the existing roof slope with a hipped end. The proposed ridge would be set just below the existing ridge.

The proposed rear dormer would be partly on the existing rear roof slope and into the west roof slope of the proposed extension.

A window is proposed in the south elevation of the proposed first floor of the proposed extension and the south elevation of the proposed dormer.

The extensions would be finished in matching brick and tiles.

Relevant Planning History:

None

Consultations:

None undertaken

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (2024)
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

No 2 is situated close to the corner with First Avenue. No 8 First Avenue is situated to the west side with its frontage to First Avenue and 4 Second Avenue to the east, both properties are substantial two storey houses.

The proposed first floor extension and dormer would be to the rear of the property. There is good space between the properties and as such there may be a glimpse of the first floor potentially form the street, the extension and dormer would not however be unduly prominent or detrimental to the street scene. The extension and dormer would be in proportion and in character with the existing dwelling. The extension would maintain the generous spacing between the properties.

Residential Amenity

The most affected properties are the neighbours to the east (No 4 Second Avenue) and west (8 First Avenue).

In terms of No 4, this property is set away from the boundary and No 2 is approx. 5.5m from the boundary. There is currently a 1.5 storey extension in the location of the proposed extensions, although the proposed extension would be taller, in view of the distance to the boundary and the angle in relation to No 4 it is not considered that the extension would cause detrimental loss of light or visual impact to No 4. There are no additional windows proposed on the side elevation of proposed extension facing No 4 and as such the proposed would not cause overlooking of this property. Rear windows are proposed which face into the garden of No 2.

With regards to No 8 First Avenue this property is a corner property and is on the opposite side to the proposed extension. It is not considered the proposal would have an impact on No 8 in terms of loss of light, visual impact or overlooking.

Properties to the rear are at a considerable distance so as not to be impacted.

There would be no significant harm to residential amenity resulting from this proposal.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to side elevations of extension

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: Jackie Fox Date: 05.03.25

Authorised by: Louise Prew Date: 05/03/2025