Expiry Date - 07/02/2025

Development Control – Delegated Officer Report

Application Number: AWDM/1612/24 Recommendation – APPROVE

Site: 5 Ivydore Avenue Worthing West Sussex BN13 3JA

Proposal: Demolish detached garage and build two storey extension to south side of house

Date of site visit: 08.01.2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a detached mid-late C20 house located on the west side of Ivydore Road within an established residential suburb of the town. The dwelling is set behind a large, paved frontage enclosed by a low brick wall. The dwelling has been enlarged by a single-storey rear extension and by a large dormer on the rear roof slope. There is a detached, flat roof garage building to the south side of the dwelling. To the south, the dwelling plot adjoins the head of the cul-de-sac in Kennet Close set within an area of grassed public open space. The latter creates a sizeable gap in the frontage development on this side of Ivydore Avenue.

The application site and surrounding land slopes down from north to south.

To the rear (west) the site adjoins 15 Kennet Close, a link-detached house similar in age and character to the application property.

The site is not listed, or within a Conservation Area and is not subject to a TPO.

Proposal

Permission is sought for a 2-storey extension to the south side of the existing housing replacing the existing garage building. The proposed extension has been amended following discussion with officers and would be 3.3m wide x (maximum) 7.4m deep. The rear (west) elevation would align with the main 2-storey rear wall of the original house. The single-storey front element would align with the front of the existing single-storey entrance, whilst the first-floor front would be set back 1.1m to align with the front of the existing first-floor element. The extension would have a gabled roof to match the form of the existing roof, extending the existing ridge 3.4m southward. The extension would be constructed primarily in brick with a tile-hung feature panel on the first-floor front elevation. The roof would be tiled to match the

existing. A gap of 0.9m would be retained between the flank of the extension and the adjacent south side boundary.

The proposed accommodation would consist of a lounge on the ground-floor and additional bedroom with en-suite on the first floor.

Relevant Planning History:

AWDM/1796/19 Retrospective application for single-storey rear extension. Permitted 14.01.2020.

Consultations: None

Representations: None Received.

Relevant Planning Policies

Worthing Local Plan 2020-2036 (WBC 2023): Policies:
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment

Principle of Development

There is no objection in principle to residential extensions within the built-up area. The key considerations are the effects of the proposed development on visual and residential amenity.

Visual Amenity

The houses on the west side of Ivydore Avenue differ to the typically older character of residential development on the east side of the road, and further north on the west side. The frontage development in this part is interrupted at intervals by areas of grassed public open space, which link through to a series of small cul-de-sacs laid out perpendicular to Ivydore Avenue. The houses which make up the cul-de-sacs are similar in age and style to those adjacent in Ivydore Avenue, characterised by open-plan front gardens.

The form and design of the proposed side extension will closely match that of the original house and integrate well with its appearance. Although its scale will further emphasise the horizontal proportion of the existing dwelling, it is not considered necessary in this case for the proposed 2-storey side extension to achieve a subsidiary visual relationship to the host dwelling owing to its siting adjoining a large gap in the street scene and the absence of any strong sense of uniformity to the punctuated development fronting this part of Ivydore Avenue. Bearing in mind the sloping ground levels, a

minimum gap of 0.9m to the existing south side boundary wall has been negotiated to avoid the gabled flank having an unduly visually overbearing impact in views from nearby Kennet Close, and to the south in Ivydore Avenue.

Residential Amenity - Neighbours

The most affected property is 15 Kennet Close adjoining the site to the west. The front of this house faces south. The rear elevation of the application property faces toward the blank east side elevation of No.15. There will be a minimum distance of 15m between the 2-storey rear elevation of the proposed extension and the side of No.15. The south side wall of the extension will not project further south of the 2-storey front elevation of No.15. There would be no adverse impacts on the amenity of this property in terms of loss of light, overbearing effect or unacceptable overlooking.

Recommendation

APPROVE subject to Conditions:-

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

Informative

Pro-Active Amendment

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

Case Officer: Jo Morin Date: 05.02.2025

Authorised by: Peter Barnett Date: 5 February 2025