Expiry Date - 21/07/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0641/23 Recommendation – APPROVE

Site: 24 Muirfield Road Worthing West Sussex BN13 2NA

Proposal: Single storey rear and side extension

Date of site visit: 19/06/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is situated on the north side of Muirfield Road within a residential area. The property is a semi-detached bungalow with roof conversion to provide rooms in the roof with front and rear dormer. The property is comprised of white painted brickwork elevations with a contrast brick skirt, a tiled hipped roof with front protruding gable and flat roof to dormers, along with dark brown coloured UPVC openings. The property is set back from the public realm a moderate distance behind a part gravel and part concrete driveway. The driveway extends alongside the dwelling to the east and adjacent the boundary with No. 22 Muirfield Road and leads to a composite clad side projection with polycarbonate roof. The property's garage attaches and is located behind this structure, behind the rear building line of the original dwelling. The garage abuts the boundary with the adjacent neighbour No. 22 and aligns with their garage, differing only by way of design and a slightly lesser depth. The application property also exhibits a conservatory which projects from the rear of the dwelling. The conservatory projects at a lesser depth than the rear extension of the attached neighbour's to the west No. 26 Muirfield Road. The rear garden space is of a modest size and enclosed by high boundary fences. A pergola and shed abut the rear boundary.

The application property reflects the prevailing character of properties along this section of Muirfield Road in terms of plot size, footprint, form, design, massing, and alignment. Properties are set back from the public realm behind driveways and garage placements are mostly to the rear. The attached property No. 26 is a mirrored copy of the original application property.

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 the demolition of the existing composite clad with polycarbonate roof structure, garage, and conservatory, and the construction of a single-storey side (east) and rear (north) extension. The extension would comprise cedral timber effect cladding with facing brick to the outer sides for ease of construction purposes, a flat roof, and UPVC openings. A window is proposed to the front (south), a door to the side (west), and doors and window to the rear (north).

The composite clad with polycarbonate roof structure measures the width of the driveway (approximately 2.35m), extends approximately 3.95m, and has a height of approximately 2.1m to front which gently slopes upwards where it meets the garage. The garage measures approximately 5.2m deep, 2.8m wide, with a height of approximately 2.3m to front, shallowing to 2m to rear. The conservatory measures approximately 1.9m deep, 4.4m wide, and slopes downwards from eaves height of the original dwelling.

By contrast, the proposed side extension would project the width of the driveway (approximately 2.35m) and align with the rear building line of the dwelling. The proposed rear extension would project approximately 4m deep along the boundary with No. 26 to the west and dogleg to a depth of approximately 8.6m along the boundary with No. 22 to the east (with 0.3m roof overhang). The extension would have a maximum width of approximately 8.7m and consistent flat roof height of 2.8m (3.1m to roof lantern).

Relevant Planning History: None.

Consultations:

WSCC Highways Authority:

This proposal is for a construction of single storey rear and side extension. The site is located and accessed via Muirfield Road which is an unclassified road subject to 30mph speed limit.

There are no proposed alterations to the existing access and parking arrangements. An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest that the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

Given the small scale nature of proposal this development is not anticipated to result in a material intensification of use nor in additional demand for car parking.

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in ‘severe’ cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

Representations: None received.

Relevant Planning Policies and Guidance
National Planning Policy Framework (HCLG 2021)
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 dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The front of the extension would be readily visible to the street scene and would appear slightly more prominent than the existing composite clad by virtue of the increase in height above eaves level of the original dwelling. Notwithstanding, the scale of the proposal would largely reflect what already exists and would continue to occupy the space between the side (east) of the dwelling and the boundary with No. 22; the extension would actually be set further back from the principal front of the dwelling and align with the existing rear building line. This is considered to be at a sufficient distance from the public realm to overcome adverse impact to the street scene. Although the proposed cedral timber effect cladding would differ from the prevailing character of the dwelling and surrounding area, it would not be materially harmful to visual amenity and is not too dissimilar to what already exists to this elevation with its vertical composite cladding. The applicant agreed to retain the white painted brickwork to the existing elevations of the property as opposed to cladding the entire dwelling as was originally proposed. This was necessary in order to ensure the property remains in keeping with the prevailing character of the area. It is considered that the proposed extension is of an acceptable form, design and massing and sympathetically incorporates the scheme into the layout of the existing dwelling with minimal impact on visual amenity.

Although the rear garden of property is of a modest size, it has been demonstrated that the extension can be achieved without surrendering a sizeable amount of garden space.

Residential Amenity

To the westerly side, the extension would project a further (approximately) 2.1m to what exists through the conservatory and approximately 1.4m beyond the rear extension of the attached neighbour to the west No. 26. Whilst this

would result in an alteration to the outlook of No. 26, the distance to the boundary (approximately 0.15m) is being retained and a projection of 1.4m is not considered to be so significant to result in a material overbearing or overshadowing effect for this neighbour.

To the easterly side, although a depth of 8.6m is considered a generous size, when read within the context of the site this would have minimal impact on the residential amenities of No. 22 to the east; the extension would only project an additional (approximately) 0.4m depth to the rear than what exists through the garage. Thus, despite the increase in height, it is anticipated that the bulk of the extension would be well screened by No. 22's garage when viewed from their rear windows and garden. The front of the proposed extension on the other hand would project forward of No. 22's existing garage by approximately 4.15m. This would virtually replace the footprint of the existing composite clad structure but differ by way of its increased height and heavier massing. It is considered that this increase would not be to the detriment of the residential amenities of the neighbour at No. 22 by virtue of the positioning of their rear conservatory which projects to adjoin the front of their respective garage, the positioning of their side (west) windows of habitable rooms in relation to the extension, and the sufficient separation distance between.

The agent confirmed that the proposed extension would not encroach the adjacent neighbours' land; the applicant should have regard to the Party Wall Act 1996 as advised as an informative in respect to the proposed positioning of the extension alongside the boundaries of the neighbours'.

The proposed openings would not result in unneighbourly overlooking owing to their positioning on elevations where they are already established and their orientation and distance from neighbouring amenity.

Other

In light of the comments made by WSCC Highways Authority, it is considered the proposed development would not give rise to any materially harmful issues that would render it unacceptable on highways grounds.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Materials
4. No Openings Side Elevations

Informatives:-

1. 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

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: Jason Albon Date: 19.07.2023

Authorised by: Jo Morin Date: 20.07.2023