Expiry: 29/08

Development Control – Delegated Officer Report

Application Number: AWDM/0926/23 Recommendation: Approve

Site: 11 Avondale Close

Proposal: Single-storey rear extension.

Date of site visit: 11/07/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site is a two storey end of terrace dwelling on the eastern side of Avondale Avenue, a residential street which comprises primarily two storey dwellings. Each of the dwellings in the terraces have a storage area built in to the rear garden, with the location at the end of the terrace this is moved to the northern edge of the application site.

With the location to the end of the close there is less space for parking to the front of the site, however there are a number of garages and on street parking spaces available. The boundary treatment to the north and east comprises the rear wall of garages, with hard surfacing beyond that. Further to the rear there are flat blocks.

Proposal

Whilst this application is individual it has been considered in line with the current application at neighbouring 12 Avondale Avenue AWDM/0927/23.

The proposed development is for a single storey extension to the rear of the property. The extension is proposed to be full width with a flat roof. The rear elevation is proposed to host a pair of French doors as well as two further windows. The extension will host a new living room and a bedroom for the residents of the dwelling.

Relevant Planning History:

AWDM/0774/23 – Householder application for permitted development for prior approval for a larger home extension to rear of property measuring 5m from rear wall of the original dwelling, maximum height 3m and height of eaves of the extension 2.70m. Application Withdrawn 06/06/2023.

Consultations: None

Representations: No representations received.

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Relevant Planning Policies
Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 2021)
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

Due to the location of the proposed development to the rear of the dwelling it will not be visible from the public realm. Therefore, it is considered not to have any visual impact on the character of the area. The only views would be glimpse views from within the garage complex which hosts 3m tall garages. Due to the scale of the proposal it is considered to be a subservient form of development that is appropriate to the residential setting.

Residential Amenity

The only affected property is No.12 attached to the south. The common boundary closest to the house on this side is formed of a brick wall which also forms the flank wall of a detached outbuilding set back about 2m from the rear of No.12.

The proposed development may be implemented jointly or independently of the development currently under consideration at No.12 (proposed to be the same depth of 5m). In the event that it is implemented independently, the proposed extension would be marginally taller than the existing boundary wall/outbuilding, but in view of its orientation to the north would have no adverse impacts in terms of loss of light or overbearing effect on the nearest window in the rear elevation of No.12 which serves a kitchen (a non-habitable room). No windows are proposed in the northern and southern side elevations.

As such it is not considered that the proposed extension would result in a demonstrable impact on the neighbouring property.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No side windows

Informative

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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: Finlay Gardner Date: 22/08/2023

Authorised by: Jo Morin Date: 22.08.2023