Expiry: 29/08

Development Control – Delegated Officer Report

Application Number: AWDM/0927/23 Recommendation: Approve

Site: 12 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 mid 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. This property and the neighbouring property to the south share a secondary access to the rear garden. This then has a gated access into both of the gardens.

There are a number of garages and on street parking spaces available. The boundary treatment to the north comprises the rear wall of garages, other open parking, with hard surfacing beyond that. Further to the rear there are three storey flat blocks.

Proposal

Whilst this application is individual it has been considered in conjunction with the neighbouring application at number 11 Avondale Avenue AWDM/0926/23.

The proposed development is for a single storey extension to the rear of the property. The extension is proposed to be of an unusual form with an 'L' shape proposed to the rear connecting via a 3.7m living room, which will then widen to accommodate a further 2.761m safe space room to the south. This will result in a courtyard area adjacent to the secondary access to the rear garden.

To accommodate the proposed extension the existing outbuilding will be demolished.

Relevant Planning History:

Consultations: None

Representations:
No representations received.

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

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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 in the middle of a terrace 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. 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 affected properties are those to the north (No.11) and south (No.14).

The proposed extension is the same height and overall depth as that proposed at No.11 under AWDM/0926/23. There would be no adverse impact on No.11 if the extensions are implemented jointly. The proposed extension would replace the existing outbuilding set off from the rear wall of No.12 on this side. The proposed extension would be taller than the existing boundary wall/outbuilding and would have some additional overbearing and overshadowing impacts on the nearest window in the rear of No.11 which serves a dining room (a habitable room). A condition of planning permission is considered necessary to ensure that AWDM/0926/23 and AWDM/0927/23 are implemented simultaneously to avoid unacceptable harm to the amenities of No.11.

To the south side, the shared access to the rear gardens is proposed to be retained and will not be impacted by the development. There is proposed to be a small separation gap of 0.9m between the proposal and the boundary treatment. Due to the shape of the proposed extension there will be an impact on the neighbouring property however due to the separation from the boundary treatment it is not considered that this would result in an overshadowing or overbearing impact on the amenity space. Furthermore the location to the north of the greatest effected property means that the overshadowing impact is reduced and the single storey nature mitigates the potential overbearing impact.

No windows are proposed on the north or southern elevations.

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

Recommendation

APPROVE subject to Conditions:-

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1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No windows to s side
5. To be implemented simultaneously with AWDM/0926/23

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: Finlay Gardner Date: 22/08/2023

Authorised by: Jo Morin Date: 22.08.2023