Expiry Date - 28/05/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0435/25 **Recommendation – APPROVE**

Site: **11 First Avenue Worthing West Sussex BN14 9NH**

Proposal: **Single storey rear extension. Addition of new first floor window to front (east) elevation and side (south) elevations.**

Date of site visit: 28/05/2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings
The site is located to the west side of First Avenue opposite the access to Second Avenue, within a residential area of Worthing. The property comprises a detached, two storey house with brick render and hung tile elevations and a hipped roof with front projection. The property is set back from the road behind a low brick wall and driveway. There is a garage attached to the south side of the house. Further extensions have been added to the rear and northern side. There is a large mature garden to the rear.

The property is not within a conservation area and is not a listed building.

Proposal
Planning permission is sought for a ground floor rear extension connecting to the existing rear extension.

The extension seeks to extend the width of the existing extension by 2.75m at the same depth of 5m. Within the rear elevation there is proposed to be one new large window facing the rear garden and an access door in the side elevation. The roof on the proposed extension would match that of the existing extension that it is connecting to.

The only other alterations would come from the introduction of two windows on the front elevation, one on the ground floor to the utility room and one on the first floor to entrance room of bedroom 3. On the side elevation of the property a window would also be introduced for the en-suite to the new bedroom to the rear in place of bedroom 1 and 4.

The proposed extension would be finished in materials to match the existing building.

Relevant Planning History:
AWDM/1393/15 – Single-storey rear extension to west elevation. Application Permitted.

AWDM/0221/16 – Two storey rear extension to west elevation. New first floor window in north side elevation. Application permitted.

AWDM/0462/17 – Single storey side extensions to each of north and south side elevations. Addition of caprio balcony and two rooflights to two-single storey rear extension permitted under AWDM/0221/16. Application Refused.

AWDM/1162/17 – Single storey side extensions to each of north and south side elevations. Addition of caprio balcony and two rooflights to two-single storey rear extension permitted under AWDM/0221/16 (re-submission of AWDM/0462/17). Application permitted.

Consultations:
None

Representations:
None received

Relevant Planning Policies
National Planning Policy Framework (2024)
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
Due to the location of the proposed extension to the rear there are not considered to be views available from within the public realm. The materials are proposed to match which complement the existing building and the scale is subordinate.

The only works that would be visible would be the alteration to a window from a door to the front elevation of the existing side extension and the introduction of a window to the first floor between the two bay windows.

With the windows introducing a new feature to the locality it is not considered that the impact would be significant with the scale of the site and the separation from the frontage. As such the circular windows in this instance would not demonstrably impact the visual amenity of the street. Therefore, the windows would be acceptable in terms of visual amenity.

The window to the side of the property would not result in an impact to the visual amenity of the property with only glimpse views available from within the wider locality.

There would be no significant adverse impact on the character of the property or the visual amenities of the locality as a result of this application.

Residential Amenity
The most affected properties are the neighbours to the sides at No.9 and No.15.

No.9 is located to the south of the application site and won't be affected by the proposal due to the existing extension and relationship.

The property to the north, no. 15, would be the most affected by the proposal. There are no windows proposed in the side wall of the extension, which ensures that there is no overlooking to the neighbouring property that would not already be available from within the site. The extension is stepped in from the side elevation of the property by approximately 1.4m reducing the potential for an overbearing impact. This paired with the separation distance to the boundary allows for the overbearing to be mitigated to an extent that would not be demonstrable to the application.

The windows to the rear of the site overlook the applicants rear garden, with mature boundary screening there is not considered to be any unacceptable level of overlooking achieved. The introduction of a door to the northern elevation would not result in a level of overlooking that would be to the detriment of the application.

The other new opening of the window to the front elevation would not provide any views which are not already available from within the site the same applies for the obscure glazed window on the southern elevation. Additionally, there is an obscure glazed window to the southern side elevation. This will not provide views onto the neighbouring property. Furthermore, the window to the en-suite would not provide any views which are not already available from within the site.

There would be no significant detrimental impact on the residential amenities of adjacent occupiers as a result of this proposal.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. First floor window to remain obscure glazed

Informative

Expiry Date - 28/05/2025

1. Approved without discussion

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

Case Officer:	Finlay Gardner	Date: 28/05/2025
Authorised by:	Louise Prew	Date: 28/05/2025