Expiry Date - 28/06/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0611/23 Recommendation – APPROVE

Site: 120 Upper Brighton Road Worthing West Sussex BN14 9JB

Proposal: Single storey side extension (Retrospective).

Date of site visit: 7.06.2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property comprises a detached, early-mid C20, 2-storey house with attached garage, fronting the south side of Upper Brighton Road (A27) within the built up area of the town. The dwelling is of a traditional construction consisting of brick and render with tile-hung features and a tiled, hipped roof with bonnets. It is set back from the road behind a walled front garden area with additional off-street parking provision. Trees and shrubs growing alongside the front boundary provide an element of screening from the busy road carriageway.

Adjoining to the east is a modest, traditional style brick-built bungalow also with a tiled, hipped roof.

Adjoining to the west is an 'arts and crafts' style 2-storey dwelling with a part-timbered gabled element and front dormer set within 'catslide' roof feature.

The dwellings on this side consist of a mix of bungalows and houses of various detailed design although typically of a traditional style and construction with features including projecting roof gables, bay windows, chimneys and bonnet hips.

Proposal

Retrospective permission is sought for a single-storey extension attached to the west side of the house. It is 2.55m wide x 7.45m deep with a predominantly flat roof 3m high with a tiled, false pitched roof detail at the front (3.5m high) and skylight toward the rear. It is set back from the main front elevation by 1.8m and aligns with the rear wall of the house. The walls are finished in smooth, painted render. There is a gap of approximately 0.5m to the west side boundary at the front of the extension tapering to 0.3m at the rear (south).

The extension is used as a home gym and study.

Relevant Planning History:

AWDM/1628/20 Loft conversion including hip to gable enlargement to south with Juliet balcony and 1no. dormer to east and west roof slopes. Single-storey rear extension to south elevation. Refused.

Consultations: None

Representations:

A representation has been received from the neighbour questioning why permission is now being sought for the extension which has been in existence substantively since 2021. As built the construction consisted of timber frame with concrete board and render, painted white. Possibly consent is now being sought retrospectively for a change in the wall material from brick/render to render only? A potential anomaly on the forms relates to the hedge along the common boundary, initially taken out (with agreement) and now growing back but within 'falling distance' of the extension. Perhaps some clarification could be sought for the reason for the application.

Officer comment: The Applicant has stated verbally that he intends to put the house on the market shortly and was told by his Agent that permission was required for the extension.

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

The extension may have been 'permitted development' at the time it was built although the Applicant has not sought a formal determination on this matter. As it stands there is nothing to prevent the LPA from determining the current retrospective application. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The extension is visible in views from road. It is modest in scale and subservient in form and appearance to the host dwelling. The false pitched roof is not a particularly sympathetic detail, but given that the side extension is set back from the front of the house, it does not visually dominate in

appearance. The painted render exterior walls assimilate with rendered upper parts of the host dwelling.

The extension does not detract from the appearance of the dwelling or its environs.

Residential Amenity

The only affected property is No.118 to the west. There are 2no ground-floor windows in the east side wall of No.118. A driveway separates the side of the house from the common site boundary leading to a detached garage building set back into the rear garden.

Taking account of its modest scale and the separation distance to the east side of No.118, the extension does not adversely impact the receipt of light to or outlook from the windows at No.118.

There are no windows in the flank wall of the extension as built. However, in the absence of formal boundary treatment, a condition would be pertinent restricting the insertion of side windows at a later date.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. No openings to side elevations of extension

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: Jo Morin Date: 13.06.2023

Authorised by: Gary Peck Date: 13 June 2023