Expiry Date - 27/02/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1597/23 Recommendation – APPROVE

Site: 6 The Boulevard Worthing West Sussex BN13 1LB

Proposal: Two-storey rear extension with facing brickwork, hipped roof, and upvc windows to match existing and the installation of a new window to serve a bedroom to the first-floor south elevation.

Date of site visit: 15/01/2024

Neighbours checked: Y

Additional neighbour notifications: Y – Re-notified of the amended description and proposal on 09/02/2024.

Site and Surroundings

The application property is located to the east side of The Boulevard within a residential area. The property comprises of a link detached, two storey house with facing brick and tile hung elevations, a concrete tiled hipped roof, and white UPVC openings. The property is set back from the public realm a moderate distance behind a shallow brick wall with shrubberies above and a gate and vehicle access either side. The block paved driveway to the front is large enough to accommodate 3-4 vehicles. The property's garage is parallel to the vehicle access and projects from the south side of the house, aligned with the façade and paired with the adjacent property's garage No. 4 The Boulevard. The rear garden space of the property is of a moderate size and comprises a patio area to the front and a stepped up grass area extending to the rear. A corrugated roof extends from the rear of the garage and aligns with the rear elevation of the house to provide a covered area. An outbuilding is situated to the south-east corner of the plot. The rear garden is bounded by tall close boarded fences with some shrubberies and trees adjacent.

The property strongly reflects the prevailing character of the street scene along this section of The Boulevard in terms of form, design, and alignment; the building line is particularly harmonious.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

Planning permission is sought for a two-storey rear extension to create an open plan kitchen/ dining area at ground-floor and a master bedroom with en-suite and another bedroom at first-floor. The extension would comprise

matching facing brick elevations, a matching concrete tiled hipped roof, and matching white UPVC windows and doors.

The rear extension would project 4m and extend the full width of the rear elevation (7.5m). The hipped roof would be extended at the same eaves and ridge height as the existing house. Bi-fold doors and a full length portrait window is proposed to the ground-floor rear elevation and 3No. windows are proposed to the first-floor rear elevation. A new window would be inserted to the south side elevation of the existing house at first-floor level to serve a bedroom.

Relevant Planning History:

None at the application property.

Permission granted at the adjacent property No. 8 for ground-floor rear and side extension under WB/0866/93, decision issued 19 January 1994.

Permission granted at nearby property No. 10 for householder application for permitted development for prior approval for single-storey extension to rear of property measuring 6m from rear wall of the original house, maximum height 4m and height of eaves of the extension 3m under AWDM/1834/18, decision issued 22 Jan 2019 (Approval Required and Granted).

Permission granted at nearby property No. 12 for two-storey rear extension under WB/0668/75, decision issued 30 September 1975.

Permission granted at nearby property No. 16 for two storey rear extension, single storey side extension attached to rear of garage under AWDM/1104/20, decision issued 29 Oct 2020.

Consultations: None.

Representations:

1 representation was received from the adjacent neighbour to the south No. 4 in response to the original plans, objecting to the proposal on grounds relating to:

- Oppressive scale
- Impact on light received to their home and garden.
- A two-storey extension with a depth of 4.8m sets a harmful precedent as no other properties in the locality have achieved this.
- Noise and disturbance during the construction phase.

No representations have been received in respect to the amended plans.

Relevant Planning Policies

National Planning Policy Framework (Revised December 2023)
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 proposed extension would project from the rear of the property but would be visible to the public realm through the gaps between adjacent houses. Following discussions with the agent, it was agreed to amend the originally proposed flat roof form to a hipped roof form to match the existing roof of the house. The original proposal reflected what has been achieved at No. 12, which appears utilitarian from the views of the public realm by virtue of its unsympathetic roof form which stands proud of the existing roof. That scheme was approved nearly half a century ago and planning policy has evolved since. To approve another scheme of this nature would undermine the Council's adopted policy and set a harmful precedent which could lead to the diminish of the areas local character. Instead, weight was applied to the recently approved two-storey extension at No. 16 which the agent agreed to replicate insofar as scale and form is concerned. That report read:

'The roof of the proposed extension would match the roof style, form and pitch of the main house. The proposed extension would not appear dominant or intrusive within the street scene or be out of character with surrounding development. The scale of development would be subsidiary to the existing building and would not detract from the character of the existing building. Matching materials would be used and the proposed extension would complement the existing building.'

Given the context of that site is virtually identical to the one in-hand, the Council is of the same viewpoint that there would be no adverse impact on the visual amenities of the locality as a result of the proposal.

Residential Amenity

The most affected properties are the neighbours adjacent at No. 4 and No. 8 and those to the rear which are at an oblique angle along Strathmore Road.

Following discussions with the agent, it was agreed to reduce the depth of the extension from 4.8m to 4m to reflect what was permitted at No. 16 and to safeguard the residential amenities of surrounding neighbours. It has been

demonstrated that the proposal comfortably satisfies the ’45 degree’ test, taken from the midpoint of the nearest habitable room of the adjacent properties.

No. 8 is spaced a moderate distance from the site and exhibits a single-storey rear extension. Whilst the proposal would exceed the extent of this neighbour’s rear building line, it would only be to a marginal degree and would not result in a materially overbearing or overshadowing effect. The proposal would have some impact the amount of light received to the side (south) facing windows of No. 8, however, these are not primary windows and the proposal is not anticipated to materially worsen the current situation.

No. 4 is spaced at a comparatively greater distance from the site by virtue of the properties’ linked garages. No. 4 has no side (north) facing windows but the proposal would pose a visible alteration from the rear windows and rear garden space of this property. Notwithstanding, this would not result in a materially overbearing or overshadowing effect, owing in part to this neighbours situation to the south of the site.

The proposed window to the first-floor south side elevation, serving a bedroom, would face the blank side wall of No. 4. Following discussions with the agent, the plans were amended to reposition this window approximately 0.75m forward towards the front of the building to ensure that no oblique overlooking to the neighbours rear garden would occur. The other openings are proposed to the rear of the extension which would face the applicants own property, thus, no unneighbourly overlooking would occur.

The neighbours located to the rear of property along Strathmore Road are considered to be a sufficient distance from the site and are orientated at an oblique angle. The residential amenities of these neighbours would not be adversely affected.

The proposal is acceptable on residential amenity grounds.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard Time Limit
3. Matching Materials
4. No Openings Side Elevations Extension

Informative

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.

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

Case Officer:	Jason Albon	Date: 23/02/2024
Authorised by:	Jo Morin	Date: 26.02.2024