Expiry Date - 22/04/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0264/24 Recommendation – APPROVE

Site: 4 Alinora Close Worthing West Sussex BN12 4LT

Proposal: Single storey rear and side extension, remove existing conservatory

Date of site visit: 08/04/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is located on the east side of Alinora Close which is a cul-de-sac off Alinora Drive. The property is a detached bungalow of a moderate building and plot size which is reflective of the prevailing character of properties along Alinora Close. The bungalow comprises facing brick elevations, a plain tiled gable roof, and white UPVC openings. The bungalow is set-back a short distance from the public realm behind a shallow brick wall, hedgerow and other forms of vegetation, and a vehicle access to the south side of the bungalow which extends to serve the property's detached garage located beyond the rear building line. The garage is paired with the adjacent neighbour's to the south No. 3 Alinora Close whose property is spaced at a greater distance compared to the neighbour to the opposite side No. 5 Alinora Close; this neighbour's property is at an oblique angle which results in a tighter grain of spacing. The rear garden space of the property is of a moderate size and widens to the north owing to the oblique angle of No. 5. A conservatory projects from the northerly side of the rear elevation. The rear garden is bounded by tall (approximately 1.8m) close boarded fences to all sides, including a front access gate which is attached to the shared boundary with No. 5.

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

Proposal:

Permission is sought to demolish the conservatory and construct a single-storey rear and side extension to provide a larger kitchen and dining space with utility room and an additional bedroom/ study space. The extension would comprise matching facing brick elevations, a crown roof in matching tiles, and matching white UPVC windows.

The existing conservatory comprises a mix of facing brick, white UPVC and glazing, and measures approximately 3.7m deep, 3.3m wide, and 3m to maximum roof level. By contrast, the proposed extension would project approximately 3.75m off the rear elevation (3.45m deep to the stepped-in southerly side) and 2.9m off the side (north) elevation, have a maximum width of 8m, depth along the side of 7.05m, and a crown roof measuring 2.9m high (3.6m to proposed roof light level). The side extension would project approximately 3m forward of the rear elevation and taper parallel with the shared boundary with No. 5, keeping a minimum gap of approximately 1m.

1No. front (west) facing window is proposed to the side extension. Rear (east) facing doors with side lights and another window is proposed to the rear extension along with 1No. south facing window. A new window adjacent the door to the rear elevation of the existing bungalow is proposed to serve the newly formed utility room.

Relevant Planning History:

None at the application property but history at the adjacent property No. 5 for proposed rear extension to enlarge living room and form conservatory (existing lean-to demolished) under 00/00953/FULL, decision issued 06 Nov 2000.

Consultations: None.

Representations: None received.

Relevant Planning Policies and Guidance

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 side extension would be the only element of the proposal to constitute an alteration from the view of the street scene. However, views would only be possible from a marginal section of Alinora Close to the rear of the cul-de-sac owing to the tightly grained spacing between the application property and No. 5. Further, the extension would be set back a good distance

from the principal elevation of the bungalow behind the 1.8m front access gate/ fence and would be at a suitable height so as to not compromise the existing visual gap. The extension would be subservient and would comprise matching materials that sympathise with the character of the existing bungalow.

In view of the above, it is considered that the proposal would not have a harmful effect on the existing character of the bungalow or surrounding area and is acceptable in visual amenity terms.

Residential Amenity

The only affected neighbour would be to the north at No. 5 Alinora Close. The extension would be set-in some approximately 6m from the side (south) elevation and would therefore pose no impact to No. 3 Alinora Close and the properties to the rear are also considered to be spaced a sufficient distance.

The proposed side extension would project towards the property of No. 5 leaving a minimum gap of 1m from the shared boundary. As previously mentioned, this neighbour's property is positioned at an oblique angle and is oriented to the north-easterly as opposed to east which is away from the predominant outlook of the application property. The proposed extension would present a visible alteration from the view of this neighbour's rear garden and conservatory and the amount of light received from the windows to the side elevation (southerly) and conservatory may be reduced owing to its position to the north of the site. Notwithstanding, this is not anticipated to result in material harm to residential amenity in view of the sufficient spacing, tall boundary fence, and obscure glazed side facing windows to No. 5, coupled with the aforementioned context of these properties. The outlook from the habitable rooms of No. 5 would not be materially affected as the side extension element would not be visible and the rear extension element would project aligned with the existing layout of the bungalow which is away from the shared boundary.

The proposed openings would not result in unneighbourly overlooking by virtue of their orientation into the applicant's own property and the sufficient spacing from surrounding amenity.

The proposal would not result in material harm to the residential amenities of surrounding neighbours.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Matching Materials
4. No Openings North Elevation

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Informatives:-

1. 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:	Jason Albon	Date: 22.04.2024
Authorised by:	Jo Morin	Date: 22.04.2024