Expiry Date - 20/10/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1206/23 **Recommendation – APPROVE**

Site: **110 Boxgrove Worthing West Sussex BN12 6LX**

Proposal: **Single storey side extension**

Date of site visit: Previous applications

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located on a corner plot to the north of The Strand and to the west of Boxgrove. The property comprises of a detached, two storey house positioned at an angle to the road with its garden area to the south and west. The building has brick elevations with tile hanging detail and a pitched roof. The south boundary facing the corner of the junction is formed by a hedge. There is a driveway to the front of the property providing off road parking for several vehicles.

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 single storey extension to the south side measuring 3.49m wide by 8.8m deep with a crown roof of 2.25m high to eaves and 3.4m high to the ridge. The extension would be set back 0.23m from the front of the building and project 0.9m beyond the rear elevation.

The extension would have a door to the front forming the main entrance to the property, two windows to the side and French doors to the rear. Internally the extension would provide a hallway, WC, bedroom and dining room. The extension would be finished in bricks and tiles of similar appearance to the existing building.

The application has been amended to reduce the width of the extension by 0.5m.

Relevant Planning History:

AWDM/1383/21 - Non-Material amendment to approved AWDM/1401/20 for window to the west elevation of extension - Approved

AWDM/1401/20 - Demolition of side porch and construction of single-storey side/front extension. Erection of acoustic timber fencing. (Resubmission of AWDM/1830/19) – Approved

AWDM/1830/19 - Demolition of existing porch; single storey side/front (South East) extension, 1.8m high fence to South West and part South East boundary – Refused

06/1323/FULL - Erection of a detached garage - Refused

Consultations:

None required

Representations:

None received

Relevant Planning Policies

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

The south side of the building is visible due to its corner plot position however there is a high hedge to the south boundary which would screen most of the proposed ground floor extension from view. Views would also be possible from the front of the building.

The previous application approved an extension of 3m wide but this projected forward of the main house to form a porch. The current proposal would be wider at 3.49m but would be set back 0.23m behind the front of the house giving it a more subsidiary appearance. The plans were amended to reduce the width by 0.5m to remain in proportion with the existing building. A minimum gap of 1.5m would be retained to the closest part of the boundary maintaining the spacious character of the site. The proposed extension in its set back position would not appear prominent or intrusive in the street scene.

The extension would be finished in materials of similar appearance to reflect the character of the existing building. The proposal would not appear out of character with the surrounding street scene.

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

Residential Amenity

The proposed extension is to the south side of the house and adjacent to a pavement and road. The small projection to the rear does not extend beyond the depth of the existing conservatory and would not affect any neighbouring properties.

There would be no detrimental impact on the residential amenities of adjacent occupiers resulting from this proposal.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. Protect hedge to boundary

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? N

Case Officer: Amanda Haslett Date: 19/10/23

Authorised by: Jo Morin Date: 19.10.2023