Expiry Date - 20/11/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1314/23 Recommendation – APPROVE

Site: 73 Offington Avenue Worthing West Sussex BN14 9PP

Proposal: Proposed Single Storey Rear Extension

Date of site visit: 15/11/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a property on the south side of Offington Avenue a road which comprises large detached two storey properties situated within large plots. Each of the properties has a long wide garden to the rear. A number of the properties have had a single storey rear extensions and conservatories, including the properties on both sides of the application site.

Proposal

The proposed development is to replace the existing conservatory with a single storey rear extension, this will connect to the existing rear extension. The extension which is existing is proposed to have a change in the fenestration resulting in some sliding doors to the rear.

Within the roof across both the existing and proposed extension will have a flat roof and overhang the rear wall. Within the roof there are proposed to be two roof lights which will be near the original rear wall of the dwelling.

Relevant Planning History:

AWDM/0679/11 – Installation of 3 solar panels to flat roof at 25 degrees angle. Approved 17/11/2011

04/00298/FULL – First floor side extension to the east elevation and conservatory to rear elevation. Approved 28/04/2004

Consultations:
None

Representations:
None

Relevant Planning Policies

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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

Due to the location of the proposed development to the rear of the dwelling it will not be visible from the public realm. Therefore it is considered not to have any visual impact on the character of the area. Due to the scale of the proposal it is considered to be a subservient form of development that is appropriate to the residential setting.

Residential Amenity

No detrimental impact to the neighbouring dwellings due to the minor scale of the proposal in accordance with the above SPG.

The neighbouring property to the west (No.75) would potentially be most affected by the proposed development with the introduction of an extension towards their boundary in place of the existing conservatory. The property to the east, due to the lack in alteration to the height of the existing extension is not considered to be impacted.

No.75 has a side extension to the boundary and their own extension to the rear of their property. Where the proposed extension is to replace a conservatory it is not considered that there will be any increase in the overlooking of the neighbouring property with a reduction in the levels of glazing.

The height of the proposed extension at the flat roof is approximately 3m which is lower than that of the maximum height of the conservatory. Whilst it is appreciated that the increase in eaves height will be closer to the boundary due to the single storey nature it is not considered that the height of the flat roofed extension would result in an overbearing or overshadowing impact on the neighbouring properties.

As such it is not considered that the proposed extension would result in a demonstrable impact on the neighbouring properties.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials

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: Finlay Gardner Date: 21/11/2023

Authorised by: Jo Morin Date: 21.11.2023