Expiry Date - 26/09/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1005/24 **Recommendation – APPROVE**

Site: **87 Sea Lane Worthing West Sussex BN12 4PR**

Proposal: **Single-storey extension to rear elevation.**

Date of site visit: 08/08/24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located on a corner plot at the junction of Sea Lane (to the east) and Ashurst Drive (to the south) within Goring, West Worthing. The property comprises a 1930s detached house with white render to the elevations, grey/black window frames and a tiled hipped roof. The property is accessed via a pedestrian gate and vehicle access on to Sea Lane. The main garden areas for the property are to the east, south and west of the building and enclosed by dense, tall hedging and trees to the south boundary.

The site is within the Goring Conservation Area and is identified as a positive contributor and a local interest building. Tree Preservation Order No. 39 of 2003 includes Holm Oak and Yew trees within the front garden of the site.

Proposal

Planning permission is sought for a single storey rear extension measuring approximately 5.5m wide x 4.4m deep. The extension would have a flat roof of 2.9m high with central roof lantern and glazed bi-fold doors to the elevations. The frames would be formed from powder coated aluminium in anthracite.

The extension would be accessed internally via the kitchen and sitting room and externally via the garden.

Relevant Planning History:

AWDM/0697/23 - Proposed ground floor extension, loft conversion consisting of roof lights to south and west elevations and removal of existing chimney (part retrospective) – Refused (Appeal – Split Decision)

AWDM/0038/22 - Two storey side extension to south elevation, porch and rooms in a roof consisting of roof lights to North, West and East elevations. New glazing to existing balcony on south elevation. (Resubmission of AWDM/1277/21) – Refused

AWDM/1301/21 - AMENDED DESCRIPTION - Strip off existing clay tiles on roof and replace with new clay tile - 'Sandtoft 20/20 Antique Slate' – Pending Consideration

AWDM/1277/21 - Proposed two storey extension on the south elevation, a proposed room in the roof consisting of roof lights to east, west and north elevations and Juliet balcony to south elevation. Proposed single storey extension with balcony over to south elevation. Proposed porch on the east elevation. – Withdrawn

AWDM/1279/17 - Two storey extension to north elevation, two storey extension to south elevation and dormer over with corner balconies at first and second floors with glass balustrade (south and west elevation). Hip to gable extension to west elevation, new front entrance porch to east elevation and dormer to south elevation – Refused

Consultations:

The Worthing Society – The building is recorded on the Local Interest List and is referenced as follows:

"One of three very good examples of 1930's domestic architecture and mostly still in their original condition. The walls are white painted render, under a hipped, tiled roof with sprocketed eaves. Groups of vertical windows are located around the upper floor, with small green glazed tile bands running around the ground floor and adjacent archway. Each of the three houses is different, but they were clearly designed by the same architect and built together."

There have been previous applications which were, in our view, overly ambitious and would have 'harmed' the group setting of these three Art Deco houses which form an important element in the Goring Conservation Area. It is important therefore that any changes do not undermine the characteristics of the building or the associated properties.

We consider that the current application is on a more modest scale and is situated at the rear of the property so does not have a negative impact on the setting of the two adjacent properties. The design of the extension, which is in the form of a garden room, complements the Art Deco period of the host building. We consider the choice of materials is also appropriate for a building of this period.

In summary, I am pleased to advise you that the Society does not object to this Planning Application.

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM24
National Planning Policy Framework (DLUHC 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 most recent application AWDM/0697/23 (Refused and Dismissed at Appeal) included a single storey rear extension in the same position as proposed by the current application. In relation to this element of the proposal the inspector stated:

'The single storey rear extension is appropriate in overall scale and height as it would not extend beyond any of the existing elevations and could be accommodated within the building's recess to the rear without appearing unduly prominent in the street scene on Sea Lane or Ashurst Drive. The impact of the extension's appearance from wider views would also be limited given its location in the plot and presence of large mature hedgerows on the southern boundary.

However, whilst the overall scale is acceptable, the design of its windows and bi-fold doors would be at odds with the art deco design and style of windows on the existing dwelling. Similarly, the part gable / asymmetrical roof design would not relate well to the existing dwelling's appearance and would appear as an unsympathetic addition to it in design terms.'

The current application has addressed the issues identified above, changing the elevations to multi-pane bi-folds that reflect the window design of the existing building and replacing the uncharacteristic asymmetric roof with a simple flat roof design. The extension would be set in slightly from the south and west elevations of the building and would be subsidiary in scale and form.

The proposal results in a much more cohesive design that complements the Art Deco character of the existing property and would not detract from the character or appearance of the conservation area or its wider setting. There would be no harm to the special architectural and historic interest of this local interest building or to the visual amenities of the locality.

Residential Amenity

The proposed extension is positioned 14.5m from the nearest neighbour to the west at No.4 Ashurst Drive. The proposed extension would be sufficiently separated from No. 4 to avoid any significant impact arising in terms of loss of light, outlook or privacy.

There would be no adverse impact on the residential amenities of adjacent occupiers as a result of this application.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials as specified

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: Amanda Haslett Date: 25/09/24

Authorised by: Jo Morin Date: 25.09.2024