Expiry Date - 08/08/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0758/24 Recommendation – APPROVE

Site: 53 Dominion Road Worthing West Sussex BN14 8LB

Proposal: Proposed rear / side single storey extension

Date of site visit: 25/07/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings
The application site is a semi-detached property to the southern side of Dominion Road. The property is part of a row of residential properties to the south of the road with retail and industrial uses on the other side of the road. There is not a strong character to the road with a large number of varying property styles and many with extensions.

Proposal
The application relates to an extension that is proposed to run along the side of the property and meet a proposed rear extension providing a wrap around extension.

The rear projection of the extension has a depth of 2.5m and would not be full width due to approximately 2.5m being retained to the boundary with the neighbouring property. The side extension will have a total depth of 5.625m. The extension is proposed to be flat roofed to a height of 2.5m.

Relevant Planning History: None

Consultations:
None

Representations:
None

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 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 side component of the proposed extension will be visible in the streetscene. However, it is subsidiary in scale and proportions to the host dwelling and will be carried out in matching render. In addition, the set-back of the side element from the main front elevation will help it appear subsidiary in visual terms. Therefore, it is considered not to have any harmful impact on the appearance of the property or the character of the area.

The scale and design of the extension are considered to complement the main house and remain subservient to it. The rear extension due to its location to the rear will not have a significant impact on the street scene. This is due to the proposed development not being visible from within the locality. As such it is in accordance with Policy DM5 of the Worthing Local Plan.

Residential Amenity

In this instance there is not considered to be any unacceptable overbearing or overshadowing that would be achieved from the development.

The neighbouring property to the east, would potentially be most affected by the proposed development with the introduction of an extension towards their boundary line. However, due to the separation and the angles of the side elevations it is not considered that there would be an unacceptable impact on the neighbour that would not be available through other forms of development.

No.55 to the west has their own single storey side extension which mitigates any potential overbearing that would be achieved from the proposal. The height of the extension ensures that there is not an unacceptable overbearing impact. The side facing door is not considered to result in any overlooking due to the presence of the neighbour's extension.

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

Recommendation

APPROVE subject to Conditions:-

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

Informative

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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: 08/08/2024

Authorised by: Louise Prew Date: 08/08/2024