Expiry Date - 13/08/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0771/24 Recommendation – APPROVE

Site: 60 Stone Lane Worthing West Sussex BN13 2BQ

Proposal: Remove rear canopy and construct a single-storey rear extension. Retrospective installation of dark grey horizontal cladding to the front and side (north) elevations of the existing dwelling.

Date of site visit: 07/08/2024

Neighbours checked: Y

Additional neighbour notifications: Y – Notified of the change in description and amended plans.

Site and Surroundings

The application property is located on the east side of Stone Lane within a residential area of Worthing. The property comprises a two-storey semi-detached house within an elongated plot. Google Street View suggests the elevations of the property are finished in roughcast render in a blue shade with white UPVC fenestration, however, at time of site visit it was evident that dark grey horizontal cladding has been applied to the front and side (north) elevations of the property and the fenestration to these elevations has been swapped-out with dark framed replacements. The roof is hipped and finished in concrete tiles and roughcast render in a blue shade with white fenestration remains to the rear elevation. The property is set-back from the street scene a short distance behind an open block paving driveway which extends alongside the side of the dwelling until reaching a tall fence and gate which encloses the rear garden space of the property. The property benefits from a relatively deep garden which comprises a patio area under projecting canopy to the front, a grass area, and outbuilding to the rear.

The property is not located within a Conservation Area and is not a Listed Building.

Proposal:

Permission is sought for a full-width single-storey rear extension to create an open plan internal layout. The extension would project 4m and have a maximum height to parapet of 3m. 1No roof light and powder coated metal rear doors are proposed. The extensions elevations would be rendered. The existing projecting canopy would be removed.

Retrospective permission is sought for the dark grey horizontal cladding to the front and side (north) elevations of the existing dwelling.

Relevant Planning History:

None at the application property.

Permission granted at No. 62 Stone Lane for single-storey rear extension to replace existing conservatory to east elevation, single-storey side extension to south elevation, replacement of whole of flat roof at rear with pitched roof under AWDM/0850/18, decision 01 Aug 2018.

Consultations: None undertaken.

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

Whilst the proposed rear extension would mostly be removed from public vantage points by virtue of its siting to the rear of the property, the side profile and part of the roof would be visible owing to its alignment with the side elevation of the existing dwelling. The extension would appear utilitarian and slightly awkward in appearance by virtue of the roof form and differing materials at the junction. Notwithstanding, this is not anticipated to result in an unacceptable impact on the street scene owing to its appropriate proportions within this context, the limited views of it, and its set-back position.

The dark grey horizontal cladding in-situ is prominent in the street scene and represents a change in the appearance of the dwelling to a modern aesthetic. Notwithstanding, the resulting harm is not considered to be so significant to warrant refusal in view of the diversity in the surrounding area in terms of properties' design, shape, scale, form, and finishing materials. In any event,

the dark grey cladding is not considered garish or loud. The dark grey cladding is considered acceptable given the surrounding context.

The proposal would not be materially harmful to the character of the existing dwelling nor the street scene.

Residential Amenity

The adjacent neighbour to the north No. 62 exhibits a rear extension which projects at a greater depth. The extension may affect the admittance of light into No. 62's forward-most side (south) facing window to their rear extension in the late afternoon and evening but this is not considered to be to a significant degree owing to the separation distance and the fact this window is not the only source of natural light into the room.

The most affected neighbour would be at the attached property to the south No. 58. This property appears to be a mirrored copy of the original build of the application property. Following discussions with the agent, it was agreed to restrict the depth of the extension to 4m (originally submitted as 5m) in order to safeguard the residential amenity of this neighbour. Whilst the proposed extension would project 4m alongside the shared boundary with this neighbour which is 1m more than what is advised within the Council's 'extending or altering your home' SPG for circumstances like this, the resulting harm is not considered to be significant in view that this neighbour is situated to the south and the only affected window serves a non-habitable room (kitchen). No overlooking would occur as the only openings proposed would face into the applicants own garden.

There are no residential amenity grounds to resist the proposal.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Materials
4. No Openings Side Elevations

Informatives:-

1. 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.

Expiry Date - 13/08/2024

Is recommendation contrary to letter(s) of representation? N

Case Officer:	Jason Albon	Date: 07.08.2024
Authorised by:	Jo Morin	Date: 08.08.2024