Development Control – Delegated Officer Report

Application Number: AWDM/0376/24 Recommendation: Approve

Site: 44 Navarino Road, Worthing, BN11 2NF

Proposal: Single storey rear extension

Site visit: 18/04/2024

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site contains a semi-detached two-storey (with loft accommodation) house located on the eastern side of Navarino Road. The building has an existing rear conservatory.

The building is not listed and the property is not within a conservation area.

Permission is sought to demolish the existing conservatory and replace it with a full width extension with a depth of four metres with two roof lanterns and a maximum height of about 3.3 metres.

Relevant Planning History:
None

Consultations:
None

Representations:
None received

Relevant Planning Policies
Worthing Local Plan 2020-2036: SP1, DM5
National Planning Policy Framework (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 subject to the assessment of other material considerations

Visual Amenity

The proposal replaces an existing conservatory. The extension is the same depth as the neighbouring extension at no. 42 and of a similar design and scale. Its single storey nature ensures it would be subservient to the main house. A condition requiring materials to match will be attached to ensure the development complements the existing house.

The proposal would have no impact on the streetscene as it is located to the rear of the property and is not visible from the street.

The proposal is therefore acceptable in design terms and considered to be compliant with policy DM5 of the Local Plan.

Residential Amenity

The extension is the same depth as the extension to the south at no 42 Navarino Road, the other building of the semi-detached pair. As the development does not project forward of that extension it is not considered to have a discernible impact on the residents of this property.

To the north, the house at no. 46 Navarino Road has a shallower footprint. The extension would project forward of the existing rear projection at this property. However, as the extension is set off the shared boundary by 1 metre and has an overall height of 3.3 metres it is not considered that this property would be unduly affected.

The houses to the rear are over 34 metres away and therefore not affected by the proposal.

The development is therefore considered to retain a good level of amenity for neighbouring occupiers compliant with policy DM5 of the Local Plan.

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:	Louise Prew	Date: 18/04/2024
Authorised by:	Gary Peck	Date: 18 April 2024