Expiry Date - 06/11/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1167/24 Recommendation – APPROVE

Site: 12 Bramley Road Worthing West Sussex BN14 9DR

Proposal: Single storey Rear extension

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings
The application relates to a mid terraced property on the eastern side. The site has an existing rear conservatory and a coal store. The property to the south has an existing rear extension and the neighbour to the north has a coal store adjoining the applicants.

The property has a small front garden with both neighbours having converted theirs to parking. To the rear of the site there is a garage with a private access separating the site from the neighbours to the rear.

Proposal
The proposed development relates to a single storey rear extension and demolition of existing rear conservatory. The extension is proposed to have a depth of 3.6m and would be full width.

To the rear elevation there are proposed to be 2m wide sliding doors and a window. There are not proposed to be any other openings within the extension. Within the roof there are to be two roof lights.

Relevant Planning History:
None

Consultations:
None

Representations:
None

Relevant Planning Policies
Worthing Local Plan policies (WBC 2023): 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. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity
Due to the location at the rear of the site there are not going to be views available from within the public realm. The only potential views that would be available of the extension would be glimpses from the access road largely screened by the existing boundary treatment, as such the extension would not dominate the street scene. Therefore, it is considered not to have an adverse visual impact on the character of the area or streetscene.

Materials will be conditioned to match to ensure the extension complements the existing building.

Residential Amenity
The neighbouring property to the south of the site has a single storey rear extension to the same height and depth of the proposal. As such it is not considered that there would be any overbearing or overshadowing on the neighbouring property to the south.

To the north the neighbour has a small coal store which matches that of the existing on the site. The coal store protrudes approximately 1.8m from the rear boundary with the extension going past the rear elevation of the coal store by approximately 1.8m. As such it is not considered that the level of overshadowing or overbearing would be to a level that is significantly detrimental to the enjoyment of the neighbouring property.

Due to the single storey height of the proposed development and the omission of windows within the side elevation of the extension there is not considered to be any overlooking as a result of the proposal with any doors facing the rear looking over the applicant's garden. As such there is not considered to be any overlooking achieved from the proposal.

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
4. No additional windows in the side walls of the extension

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: 01/11/2024

Authorised by: Louise Prew Date: 01/11/2024