Expiry Date - 23/09/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0881/24 Recommendation – APPROVE

Site: 40 Frobisher Close Worthing West Sussex BN12 6EZ

Proposal: Single-storey rear extension

Date of site visit: 05/08/2024

Neighbours checked: Y

Additional neighbour notifications: Y - re-notified of amended scheme. Expiry: 19/09/2024.

Site and Surroundings:

The application property is located on the west side of Frobisher Close within a relatively low density residential area of Worthing. The property is a link-detached bungalow comprising predominantly white render elevations, a plain tiled combination hipped roof with mono-pitched roof over integral garage, and white UPVC openings. The front garden space is set behind a shallow brick wall with access gates either side and comprises a mix of soft and hard landscaping, including a vehicle access and driveway which serves the garage to the northerly side of the bungalow. The rear garden space is of a moderate size and comprises a patio area to the front, a grass area which extends to the rear, and structures/ furniture conducive to a domestic garden setting.

Properties in the surrounding area consist of detached/ semi-detached/ link-detached bungalows of a similar form, design, plot size, and modest scale. The link-detached neighbour to the north No. 41 Frobisher Close appears to be a mirrored copy of the original build of the application property but has achieved alterations by way of a garage extension along the shared boundary and a conservatory to their respective northerly rear elevation.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal:

The proposal which has been amended is for the construction of a single-storey rear extension to create an open plan kitchen, dining, and living area along with alterations to the existing internal layout of the bungalow. The extension would comprise matching white render elevations, a grey GRP flat roof, and anthracite grey fenestration.

The extension would project 6m from the rear elevation, have a width of approximately 9.4m, and flat roof height of approximately 3m (3.4m to roof lantern level).

Doors and a window are proposed to the rear of the extension and a high level horizontal window is proposed to the north side elevation. A side window is proposed adjacent the doors to the respective south and north elevations of the existing bungalow.

The existing shed abutting the shared boundary to the north would be demolished to accommodate the extension and a courtyard would be created between the rear of the garage and extension.

Relevant Planning History:

None at the application property.

Planning permission granted at No. 42 for Single storey rear extension with attached pitched roof garage (existing extension, garage and shed removed) under AWDM/1886/22, decision issued 27 Feb 2023. This permission had not been implemented at time of site visit.

Planning permission granted at No. 38 to demolish conservatory and build ground floor rear single storey extension under AWDM/1072/13, decision issued 09 Oct 2013.

Consultations:

None undertaken.

Representations:

Original proposal:

1 representation was received from the adjacent neighbour to the north No. 41 Frobisher Close objecting to the original proposal. A summary of the objection:

- Closeness of north wall to boundary – encroachment to property and light taken from dining room and garden.
- Concerns of maintenance of outside wall of dining room and boundary fence would be restricted.
- The creation of the courtyard and positioning of extension may cause dampness to dining room.

Amended proposal:

No representations received.

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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

The positioning of the extension to the rear of the bungalow means that it would only be visible via the narrow passage between the application property and adjacent neighbour to the south No. 39 from a small section of highways. The mono-pitch roof to the garage would successfully screen the extension to the other side. The roof would be utilitarian and encroach above the eaves line but this would not be to the detriment of the visual amenities of the area owing in part to its in-set position from the existing side elevation (approximately 0.3m) and its siting some approximately 20m from the public realm. The extension would not be visually intrusive in the street scene and is considered to be of an acceptable design and layout in the context of the existing bungalow and surrounding area.

Residential Amenity

The most affected neighbour would be at the adjacent property to the north No. 41 Frobisher Close. No. 39 Frobisher Close is located to the south and exhibits a rear extension close to the boundary which will remain in excess of the proposed extension. The new window adjacent the door serving the office to the existing bungalow would face onto the tall boundary fence and windows are already established to this elevation.

Following discussions with the agent, it was agreed to pull the extension away from the shared boundary with No. 41 in order to overcome concerns in relation to an overbearing and overshadowing effect to the nearside dining room window and rear garden space of this neighbour. Accordingly, the extension would be set-in approximately 2m from the shared boundary rather than the originally proposed 0.3m. As a compromise, it was agreed that the extension could achieve an additional 1m projection than originally proposed in order to meet the applicant's desired floor space provision. Whilst the extension would still pose an alteration to this neighbours outlook and impact the admittance of light into the dining room window by virtue of its projection in excess of their garage extension (some approximately 4.8m), the proposal as amended is a significant improvement which addresses their concerns and is

not considered to result in a materially harmful impact on this neighbour which would warrant the applications refusal.

The proposed openings of the extension would face into the applicants own garden to the rear and the high level horizontal window to the north side would not give rise to an unacceptable overlooking impact owing to its distance to the tall fence at the shared boundary.

The proposed extension would not give rise to any materially harmful issues that would render it unacceptable on residential amenity grounds.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Materials
4. No Add Openings North Elevation

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.

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

Case Officer: Jason Albon Date: 20.09.2024

Authorised by: Louise Prew Date: 23/09/2024