Expiry: 27/7

Development Control – Delegated Officer Report

Application Number: AWDM/0773/23 Recommendation: APPROVE

Site: 21 Shirley Drive, Worthing

Proposal: Single storey rear extension.

Date of site visit: 23/6

Neighbours checked: y

Additional neighbour notifications: n

Site and Surroundings

This application relates to an inter war semi detached house on the south west side of Shirley Drive. The property is brick built under a tiled roof with a driveway on its south side and garage beyond the rear wall.

The property has an interesting front double storey projection with narrow catslide roofs either side and a front dormer.

This is not a conservation area and the building is not listed. There are no protected trees on the site.

Proposal

The application has been revised since first submitted to no longer show it built off the extension at No. 23 and fully within the site boundary.

The extensions measures a maximum 4 metres in depth and has a shallow gabled roof with an eaves height of 2.2 metres and a ridge height of 3.5 metres.

Relevant Planning History:

None.

Consultations:

None.

Representations:

No. 23: No objection to the revised drawings which show a full detached extension.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5

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National Planning Policy Framework (HCLG 2021)
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 extension is at the rear and appropriate in design terms for the dwelling.

Residential Amenity

No. 23, to the north, has a deeper single storey rear extension. No. 19 is the other side of the driveway and the extension is only 2.6 metres deep nearest them.

The extension in the revised drawings is shown entirely within the site boundary.

It will not cause harm to either neighbour.

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 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? N

Case Officer: MOK Date: 4/7/23

Authorised by: Jo Morin Date: 04.07.2023