Expiry Date - 13/11/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1298/23 Recommendation – APPROVE

Site: 7 Vale Drive Worthing West Sussex BN14 0DD

Proposal: Single storey rear extension and raised decking.

Date of site visit: 19/10/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is located on the south side of Vale Drive within a residential area of Offington Ward. The property is a semi-detached bungalow comprising a mix of facing brick and render elevations, a plain tiled hipped roof, and dark framed openings. Ground levels rise steeply from east to west and whilst the application property is elevated to match the level of the attached property to the west No. 9 Vale Drive, the adjacent property to the east No. 5 Vale Drive is stepped down to a significant degree. No. 9 appears to be a mirrored copy of the original application property and the semi-detached pair reflect the surrounding character of the locality of which consists of semi-detached/ detached bungalows of similar form, design, massing, alignment, and footprint and plot size. Some properties have achieved roof conversions to provide rooms in the roof.

The application property is set back a moderate distance from the street scene behind a steadily rising block paving driveway and grass area. The rear garden space comprises a grass area which is stepped down from the property and slopes relatively steeply to the south and east directions. Projecting from the rear of the property are two separate extensions divided by a narrow gap. The extension to the westerly side of the elevation and labelled as ‘conservatory’ has a hipped roof and is served by steps for access into the rear garden, forming a small raised platform fronting the doors. The extension to the easterly side of the elevation and labelled as ‘garden room’ has a smaller footprint and a flat roof form. Access to the rear garden from the garden room is located to the west elevation, opening into the space between the respective extensions. Although the conservatory projects approximately 3.2m and the garden room approximately 2.4m, they align in depth by virtue of the rear projection to the easterly side which is an original feature of the bungalow.

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

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Proposal:

Permission is sought for the demolition of the conservatory, garden room, and the original easterly projection and the construction of a single-storey rear extension. The extension would comprise matching render elevations with part composite board cladding to the rear elevation, an EPDM flat roof membrane behind parapet, and PPC aluminium openings. Sliding doors and bi-fold doors are proposed to the rear along with 2No. roof lights.

The extension would project a maximum of approximately 3.7m deep, span the width of the bungalow (approximately 9.3m), and have a flat roof height of approximately 4.7m when viewed from the easterly direction and 4.3m when viewed from the westerly direction by virtue of topography.

Tiered decking is proposed to the side and rear of the extension. It would extend approximately 4.7m from the extension and virtually the entire width of the plot at various heights. This would include steps up to serve the living room bi-fold doors and raised platform to front. A raised planter extending alongside the shared boundary with No. 9 to the west is proposed. A privacy screen/ heightened fence is proposed to the shared boundary with No. 5 to the east alongside the decking. Similarly, as agreed subsequent to discussions with the agent, a privacy screen is proposed to the west boundary, to project approximately 1.6m from the extension and be approximately 1.6m above the highest level of the decking (raised platform) which fronts the bi-fold doors close to this boundary.

Relevant Planning History:

Previous refusal at the application property for rooms in roof consisting of hip to gable roof extension with rear dormer and front roof lights' under AWDM/0803/20, decision issued 29 Jul 2020. Subsequent application at the property for a Lawful Development Certificate for hip-to-gable conversion, rear dormer window extension and front roof light AWDM/0157/22, decision issued 15 Mar 2022. This permission had not been implemented at time of site visit.

Permission granted at the attached dwelling No. 9 for loft conversion to include hip-to-gable roof extension with 1no. window, rear dormer with cladding to south elevation. Single storey rear extension with raised decking and associated alterations (Resubmission of AWDM/0026/21) under AWDM/0566/21, decision issued 04 Jun 2021. This permission had not been implemented at time of site visit. The rear extension and associated works the subject of AWDM/0566/21 closely resemble the works the subject of this application.

Consultations: None.

Representations: None received.

Relevant Planning Policies and Guidance
National Planning Policy Framework (Revised September 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 proposed extension would only be visible from an oblique angle along Vale Drive between the application property and No. 5. The extension would be of utilitarian form owing to the flat roof above eaves level and would appear prominent within the immediate vicinity. However, the extension is considered to be situated at a sufficient distance from the street scene and largely out of viewpoint to result in unacceptable harm to visual amenity. The extension would largely replace the footprint of the projections that exist to the rear elevation and the proposed increases would not be so significant or dominant to the street scene to warrant refusal on visual amenity grounds. The extension would comprise materials considered acceptable in this context, would be subservient to the original bungalow, and would align with the side (east) elevation; it would not unacceptably detract from the character of the existing bungalow and surrounding area.

Residential Amenity

The most affected neighbours would be those adjacent, No.5 to the east and No. 9 to the west.

The extension would appear increasingly prominent when viewed from the rear windows and garden of No. 5 and the topography of the area exacerbates the situation. Moreover, this property's rear building line is set behind the application property's. Whilst the proposal would result in some harm to this neighbour by virtue of its heavier massing and increased scale in this context, this is not considered to be to a significant degree; the extension would not compromise the existing gap to this neighbour and would only be some approximately 0.7m taller and 0.5m deeper than what already exists. In view of this, coupled with the orientation of the gardens which face southward, it is considered that the extension would not result in a material overbearing or overshadowing effect. Whilst overlooking cannot be completely mitigated by virtue of the topography, the situation is actually being improved by the proposal through the introduction of taller fencing/ privacy screens at the

shared boundary and the absence of any openings to the side (east) elevation of the proposed extension compared to the large windows within the east side of the existing garden room that currently overlook the rear elevation and terraced area of No. 5.

No. 9 has recently achieved permission for a virtually identical rear extension in terms of form, scale, and design. Irrespective of whether the permission at No. 9 is implemented, it is considered that the proposal would not result in a material overbearing or overshadowing effect to this neighbour; the proposed extension would be slightly more prominent owing to its roof form and scale increase, but would only project a further approximately 0.5m to what exists, moreover, this neighbours property is situated on slightly elevated ground compared to the application property and has a south facing garden. The agent agreed to the erection of a privacy screen adjacent the top of the steps (raised platform area) which is being pulled closer to the shared boundary. The screen would be approximately 1.6m taller than the raised platform and 1.6m deep which is considered to sufficiently overcome overlooking issues.

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. Privacy Screens
5. 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.

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

Case Officer: Jason Albon Date: 09.11.2023

Authorised by: Jo Morin Date: 13.11.2023