Expiry Date - 14/09/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0965/23 Recommendation – APPROVE

Site: 17 Bulkington Avenue Worthing West Sussex BN14 7HH

Proposal: Proposed rear conservatory. Application to Vary Condtion 1 of previously approved AWDM/0541/23. Amendments: Change in conservatory design to be rectangular, colour white and the roof design altered.

Condition Number(s): Condition 01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Date of site visit: 30/05/2023

Neighbours checked: Y

Additional neighbour notifications: Y – re-notified due to description discrepancy (expiry: 12/09/2023)

Site and Surroundings

The application property is situated on the south side of Bulkington Avenue within a residential area of Worthing. The property is a detached two-storey household comprising white painted pebbledash with brick skirt elevations, along with a tiled hipped roof and white UPVC windows. The property benefits from a relatively large plot size and includes a good sized block paving driveway to front and deep rear garden. The garden comprises predominantly of grass and there is ample vegetation, including TPO's towards the rear of the plot. A conservatory projects from the centre of the rear elevation. The dwelling is separated from the adjacent neighbours by a moderate gap and tall boundary fences, bordered by tall vegetation.

This section along Bulkington Avenue is characterised by detached, generously sized dwellings of varying designs and layouts. They do however correlate in terms of form, alignment, massing, and plot size.

Proposal

Planning permission was recently granted at the property (on 19/06/2023) for a proposed conservatory (ref: AWDM/0541/23). This permission seeks approval to vary condition 1, specifically to change the design of the conservatory to be rectangular rather than angled inwards at 45 degrees to the edges, to change the frames to a white colour rather than rosewood effect, and to change the design and steepness of the roof, which would be

3.55m at maximum height rather than 3.35m (shallowing to 2.55m as was originally proposed). Otherwise, the application is as approved under AWDM/0541/23.

Relevant Planning History:

Planning permission granted at the application property for replacement hardwood conservatory under 95/05107/FULL, decision issued 31/05/1995 and also for the aforementioned recently approved proposed conservatory under AWDM/0541/23, decision issued 19/06/2023.

Consultations: None.

Representations: None received.

Relevant Planning Policies

National Planning Policy Framework (HCLG 2021)
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 and Residential Amenity

The proposal seeks to modify the scheme granted under AWDM/0541/23 by way of minor alterations that would have a negligible impact on the visual and residential amenities of the area; the conservatory would remain removed from the viewpoint of the street scene and the footprint of 4.5m deep and 5.05m wide would be retained. The roof increase of 0.2m would not be materially harmful to residential amenity and the colour/ design alteration of the conservatory would be perfectly acceptable in this location and context.

The proposal is considered modest in this context and would pose no unacceptable impact to visual or residential amenity.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers

2. Time limit as for AWDM/0541/23
3. Materials as specified

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: Jason Albon Date: 08/09/2023

Authorised by: Jo Morin Date: 13.09.2023