Development Control – Delegated Officer Report

Application Number: AWDM/1013/23 Recommendation: Approve

Site: 6 Roedean Road

Proposal: Proposed single storey rear extension.

Date of site visit: 01/08/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site is a two storey detached dwelling on the northern side of Roedean Road close to its connection to A'Becket Gardens, a residential area which comprises primarily two storey dwellings. No. 6 has a single storey porch and garage frontage with a lean to roof to the front. The front garden has been split into two with covered in hard standing to provide the parking for the property with space for three/four cars. The rear of the properties hosts two small single storey rear extension and a shed with a long garden beyond that.

The neighbouring properties have both got large single and two storey rear extensions which measure approximately 7.5m to the rear wall of the application site. These extensions are to the boundary on both sides. The property to the west (no.8) has a gable end to the side extension reducing the impact on the application site. The property to the east (No.1 A'Becket Gardens) has a small skirt below the flat roof of the extension.

Proposal
The proposed development is to demolish the existing extensions to make way for a new 3.75m deep extension to the rear of the property. The extension is proposed to be to the rear of the existing dwelling with a lean to roof. The roof would host two roof lights. The rear elevation is proposed to have bi-folding doors providing access to the garden and a window on the rear elevation. The walls would be finished with materials to match that of the existing dwellinghouse with a new Aluminium roof to match the windows and doors of the existing dwelling.

Relevant Planning History: None relevant**.**

Consultations: None

Representations:
One letter of representation from the neighbouring property over concerns on loss of light to the kitchen.

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

Due to the location of the proposed development to the rear of the dwelling the proposal will not be prominently visible from the public realm. There will be minor glimpse views available from A'Becket Gardens, but these will be very minor in nature due to the location and the neighbouring extensions. Therefore it is considered not to have any visual impact on the character of the area. Due to the scale of the proposal it is considered to be a subservient form of development that is appropriate to the residential setting.

Residential Amenity

No detrimental impact to the neighbouring dwellings due to the minor scale of the proposal in accordance with the above SPG.

The neighbouring properties to the east and west would potentially be most affected by the proposed development with the introduction of an extension on their boundary line. In this instance it is not considered that an extension of the depth proposed would be detrimental of the neighbouring properties due to their own extensions creating a rear building line past that of the host dwelling house.

The property to the east (No.1 A'Becket Gardens) has a window serving a kitchen which would face the side elevation of the extension. The proposal will have an impact on the outlook from the window, however, due to the separation distance from the proposal being approximately 2.5m it is not considered to result in an impact that would be demonstrably harmful. Furthermore, the current extension to the rear, that will be removed to make space for the proposal, has a parapet roof which is higher than the proposed extensions roof height. This paired with the possible 1.8m fence height on the boundary is considered to result in an impact on the neighbouring property that is not considered to result in a loss of light to the neighbouring property.

The single storey nature of the proposal ensures that there is no overlooking, overbearing or overshadowing of the neighbouring properties. There is significant separation between the proposed development and that of the properties and gardens to the rear.

As such it is not considered that the proposed extension would result in a demonstrable impact on either neighbouring property.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No windows east or west side

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:	Finlay Gardner	Date:	13/09/2023
Authorised by:	Jo Morin	Date:	13.09.2023