Expiry Date - 05/03/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0018/25 Recommendation – APPROVE

Site: 97 Offington Drive Worthing West Sussex BN14 9PT

Proposal: Replacement of existing single storey side extension

Date of site visit: 04/03/2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

This application relates to a semi-detached property on the southern side of Offington Drive on the south western corner of Shirley Drive. To the south of the site there is a garage with an existing side extension to the rear which connects to the rear extension. The property has a rear extension that runs the full width of their house.

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

Proposal

The proposed development relates to a single storey part flat roofed part lean to extension with a shallow pitch to the side of the application site in place of the existing side extension. It is proposed that the extension to the side would connect to the existing rear extension that will wrap around the host dwelling. Within the flat roofed aspect of the side extension a new roof light will be introduced. The side elevations will remain as they are with a single door providing access to the rear of the site.

Relevant Planning History:
None

Consultations:
None

Representations:
None

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (2024)
National Planning Practice Guidance

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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 side of the site with the front elevation not changing due to the retention of the garage door feature there is not considered to be any adverse impact on the visual amenity of the street scene. This is because there will only be glimpse views available from within the public realm to the south of the site.

The single storey nature ensures the extension is subservient in form to the existing house. Furthermore, materials proposed within the extension are to match that of the host dwelling which ensures the extension will complement the existing house.

As such it is considered that the proposed works to the site would be acceptable in terms of visual amenity.

Residential Amenity

The neighbouring property to the south will be most affected, this is due to the proposal being to the southern side of the property. The application is proposed to be a similar height to the existing extension. The presence of the existing extension to the side and rear elevation mitigates some of the impact from the proposal with the extension not increasing the depth that is already present.

There is not considered to be any overshadowing or overbearing impact on the neighbour to the south due to the separation from the boundary and the presence of the existing extension. Furthermore, the conservatory to the rear of the neighbour is set further back than the rear elevation of the proposed extension.

The omission of windows in the side elevations has allowed for the potential for overlooking to be reduced. The only windows and doors on the proposed extension replace the existing door to the side and two new rooflights. The views from within the extension are similar to those currently available from within the site. To ensure that there are not any new windows added within the side of the extension a condition will be added to remove the PD right for this. There is not considered to be any overlooking of the neighbouring properties achieved from the proposal.

It is not considered that the proposed extension would result in a demonstrable impact on the neighbouring properties.

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Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No windows in the side of the extension

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: 04/03/2025

Authorised by: Louise Prew Date: 05/03/2025