Expiry Date - 30/07/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0661/24 Recommendation – APPROVE

Site: 51 Bolsover Road Worthing West Sussex BN13 1NR

Proposal: Application to Vary Condition 1 and 3 of AWDM/0124/24 to change the proposed approved material from Red Brick to match existing to a fiber cement weather board in Ocean Blue.

Date of site visit: 14/03/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is located on the south side of Bolsover Road within a residential area. The property is a two-storey semi-detached house comprising predominantly facing brickwork elevations with vertical hanging tiles to the bay section to façade, a plain tiled hipped roof, and white UPVC windows.

The property is set back from the public realm a moderate distance with hardstanding to the front of the house allowing for parking provision for 2 vehicles. The westerly part of the front garden comprises a grass area. The driveway extends from the public realm alongside the east elevation of the house where it serves the property's garage which is located just beyond the rear elevation of the original house but is attached via a lean-to. The garage is paired with the adjacent neighbours' No. 49 Bolsover Road at the shared boundary, although it appears this neighbour has converted their garage into habitable floor space. Notwithstanding this, the garages are mirrored in scale and appearance insofar as views from the street scene are concerned by virtue of the retention of the garage door and front parapet to No. 49's garage. The application property's garage is likely used as storage given the narrow access between the side wall of the house and shared boundary. A car port extends forward of the garage.

To the rear of the property, a lean-to labelled as a utility on the plans along with a covered patio area projects the width of the house and connects the garage. The garden space is of a moderate size and comprises low-level decking to the front with grass, shrubberies, and a pathway extending to the rear. A small-scale shed projects from the rear of the garage alongside the shared boundary with No. 49. The attached neighbour No. 53 Bolsover Road appears to have been constructed as a mirrored copy of the application property. This neighbour has recently achieved planning permission for a single storey building in the garden under AWDM/0679/24, along with a rear

and side extension under AWDM/1756/23 which had not commenced at time of site visit. Thus, as there is no guarantee that this permission will be implemented, it has limited weight as a consideration for this application. Both adjacent neighbours are separated by approximately 1.8m high close boarded fences.

Proposal

Permission is sought to vary condition 1 (approved plans) and condition 3 (materials) of the approved application AWDM/0124/24.

The works involve changing the approved finishing material from matching facing brick to Cedral weatherboard lap classic woodgrain in ocean blue to all elevations. Up and down lights would be applied to the front (south) of the extension.

Relevant Planning History:

Approval at the application property for proposed single-storey rear extension under AWDM/0124/24, decision issued 12 Apr 2024. This permission had not been implemented at time of site visit. This application forms the subject of the section 73 application in-hand.

Approval at No. 53 for proposed single storey replacement extension rear and side under AWDM/1756/23, decision issued 12 Feb 2024. This permission had not been implemented at time of site visit.

Approval at No. 53 for erection of single storey building in garden (retrospective) under AWDM/0679/24, decision issued 16 Jul 2024.

Permitted development achieved at the application property (conservatory) and No. 51 (rear extension) dating back to the 1980's.

Consultations: None undertaken.

Representations: None received

Relevant Planning Policies and Guidance

National Planning Policy Framework (Revised December 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 properties within the built-up area. The key considerations for this planning application are the effects on the visual and residential amenities of the locality.

Visual Amenity

The proposal seeks to modify the scheme approved under AWDM/0124/24 by way of altering the external finish of the extension to all elevations.

Whilst the rear and side (west) elevation would be completely removed from the visible point of the street scene, the side (east) would pose an alteration. The use of cladding in an 'ocean blue' shade would hardly complement the existing dwelling but rather detract from its prevailing character and materials. Moreover, there is nothing before me that indicates that this material has been achieved at other properties within the surrounding locality, certainly not in the immediate street scene. Therefore, it is acknowledged that permitting this application could set a precedent for this nature of development within the locality.

Notwithstanding, having treated this application on its individual merits, this modification alone is not considered significant enough to render the extension unacceptable on visual amenity grounds; the extension would be set a good distance back from the street scene, a large portion of which would continue to be screened by virtue of the adjacent garage, the shade 'ocean blue' does not constitute an overly garish or loud colour, and the roof form and scale is remaining the same as originally approved.

In view of the context of the site, the proposal is not anticipated to result in unacceptable harm to the character of the existing dwelling, street scene, or surrounding area.

Residential Amenity

The footprint, overall scale, and positioning and size of openings as submitted and approved in the previous application are to remain the same. Thus, the proposed changes would not give rise to a material overbearing, overshadowing, or overlooking effect on neighbours.

The agent has indicated that the building will be timber framed and pre-made, ready to be situated in place with the chosen cladding already applied. This method of implementation appears to be achievable without encroaching the neighbour's property.

There are no residential amenity grounds to resist the proposal.

The proposal to vary conditions 1 and 3 of the previously approved application AWDM/0124/24 is acceptable.

Recommendation

Expiry Date - 30/07/2024

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Time limit as for AWDM/0124/24
3. Materials as stipulated
4. No openings west elevation

Informatives

1 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: 30/07/2024
Authorised by:	Jo Morin	Date: 30.07.2024