Expiry Date - 12/12/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1306/23 Recommendation – APPROVE

Site: 11 Cowper Road Worthing West Sussex BN11 4PD

Proposal: Elevation alterations involving removal of attached rear coal store, blocking up of existing door and insertion of new and altered window openings to east side and rear

Date of site visit: 15/11/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a property on the southern side of Cowper Road which comprises large properties situated comfortably within their plots. The application site has been split into two flats. The application relates to the ground floor flat. The flat has a conservatory to the rear and a shed outbuilding.

Proposal

The proposed development related to multiple minor works including the removal of the attached coal store, blocking up of an existing door and creation of new and altered windows on the side elevation and rear.

The amended proposal also seeks to amend the roof on the lean to from polycarbonate and replaced with double glazing.

Relevant Planning History:
None

Consultations:
Worthing Society:
We have noted the building is recorded on the Council's Local Interest List and is situated within the Shakespeare Road Conservation Area. It would appear to date from the late Victorian or early Edwardian period so it is important to retain the character of the house. The exterior alterations involve the rear and side elevations so we have no objection, in principle, but their needs to be close attention to detail and the quality of the materials. The removal of the small red brick coal store would be unfortunate as it is probably a feature of the buildings in this area In particular, the Conservation Area Appraisal Document (CAAD) references 'white painted timber sliding sashes'. The plans indicate that aluminium materials for the windows would be used. We consider this would not be in keeping with the character of the building or

the conservation area. There are also several internal changes proposed and, as we have no access, we cannot comment in detail.

Representations:
None

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 2023)
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 it will not be visible from the public realm. Whilst it is located within the conservation area, due to the location of the proposed works it is not considered that there would be an impact that would be detrimental to the conservation area as highlighted by the Worthing Society with their no objection. 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 blocking up of the door and removal of the coal shed are not considered to impact the neighbouring properties. The introduction of new windows and altering of existing windows would not have any impact regarding overbearing and overshadowing. As such it is overlooking and interlooking which needs to be carefully considered. Due to the location on the ground floor with close board fencing creating the boundary treatment it is not considered that the windows would create any views towards the neighbouring property that would not already be available. As such this would not be demonstrable to the application.

The re-roofing of the lean to porch is not considered to have an impact on the neighbouring properties due to the existing arrangement. It is not considered that the change to the materials will cause unacceptable harm to the amenity of the neighbouring properties.

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

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials to match

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: 19/01/2024

Authorised by: Louise Prew Date: 19/01/2024