Development Control – Delegated Officer Report

Application Number: AWDM/1301/24 **Recommendation – APPROVE**

Site: **17 Birkdale Road Worthing West Sussex BN13 2QY**

Proposal: **Demolition of detached garage and construction of proposed 2 storey side extension and single storey front extension.**

Date of site visit: 02.12.2024 (By JA)

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property comprises a semi-detached house dating from mid/late C20 located within an established residential suburb of the town. The house is primarily constructed in brick under a tiled roof, with tile-hung and rendered feature panels on the front. There is a detached garage to the west side paired within a matching garage at No.17.

The houses on this side of the road are of a similar design, characterised by their regular spacing, consistent building line and open-plan frontages. An unusual feature is the incursion of an area of landscaped 'highway land' within the open frontage of some of the pairs of houses including the application property.

The property is not listed or locally listed, and the site is not within a conservation area.

Proposal

Permission is sought for the demolition of the existing garage and erection of a 2-storey side extension and single-storey front extension. As amended, the proposed 2-storey side extension would be 3.2m wide retaining a 0.5m gap between the flank wall and the site boundary with No.19. The front of the 2-storey element would be set back nominally from the front elevation and would align with the rear elevation. It would have a gabled roof set down slightly from the existing ridge with eaves lining through with the existing. The single-storey front component would extend 1.3m forward of the existing front elevation wrapping round in front of the existing front entrance, having an overall width of 5.56m. It would have a lean-to roof 3.4m high where adjoining the front of the proposed 2-storey extension. The extension would be constructed primarily in brick, with tile-hanging on the upper part at the front and a concrete tiled roof.

The additional accommodation would consist of a utility room, store, porch, WC and 'garage' on the ground-floor with a bedroom and en-suite shower room on the first-floor.

Relevant Planning History: None

Consultations:

WSCC: The Local Highway Authority has raised no objection noting that neither the existing or proposed garage meet the internal size specification for a single-bay garage (6m x 3m) and are therefore likely to be too small to accommodate a vehicle.

Representations:

2 representations have been received, raising the following points:-

- Concerned about significant disruption caused by extra traffic, building debris, parking issues and noise.
- What is the timescale for the development?
- Other houses in Birkdale Road have this type of extension, so whatever we say will not change the inevitable outcome.
- Will be happy to support this application when a Party wall Agreement is in place in relation to the party wall affected by the development.

Relevant Planning Policies

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

The size, form and external materials of the proposed extension is in-keeping with the scale and appearance of the existing dwelling. The slight set-back of the 2-storey component from the front elevation, and marginally lower ridge will help it to achieve a subsidiary visual relationship to the host dwelling.

The above SPG seeks to avoid the creation of a 'terracing effect' by retaining a minimum 1m distance between a 2-storey extension and the side boundary of terraced and semi-detached properties.

The original layout of the houses in this road with regular spacing between the pairs of semi-detached dwellings is a key component of its distinctive character. Several other houses in the road have had 2-storey side extensions carried out, with varying

degrees of success. There are several instances where 2-storey extensions have been built right up to the side boundary of the dwelling plot but has not resulted in a 'terracing effect' owing to their particular site circumstances. As initially submitted the proposed 2-storey extension was sited right up to the side boundary. The amended proposal is a compromise which will retain a 0.5m gap to the side boundary whilst also allowing a layout which achieves the creation of reasonable sized bedroom on the upper floor. Bearing in mind the subsidiary appearance of the proposed extension, on balance it is considered an adequate visual gap would be retained between the properties should No.19 choose to undertake a similar development in the future, so as not to harmfully detract from the existing character of this road.

Residential Amenity

The most affected properties are No.19 to the west and 18 Ainsdale Close to the rear.

19 Birkdale Road

There are no windows in the flank wall of this dwelling, the layout of which is a 'mirror' of the application property. The 2-storey component will not project forward, or to the rear of, the front/rear elevations of No.19. Consequently the additional 'bulk' will have no adverse impact on the receipt of daylight/sunlight to or outlook from the nearest windows. The proposed single-storey element will project forward of the neighbour's garage and adjacent front entrance by 1.3m, but will have no adverse amenity impact.

The existing garage to be demolished is a party structure. An informative can be added to a decision notice reminding the Applicant of their duties under the Party Wall Act, but this is not enforced by the Council.

18 Ainsdale Close

This semi-detached bungalow is sited to the south of No.17. It occupies a wedge-shaped plot with a narrow frontage but a wide rear garden that spans the boundaries of Nos 17,19 and 21 Birkdale Road to the north.

All of the houses in this stretch of Birkdale Road have unusually shallow rear gardens. There is a distance of only 6.5m between the rear SW corner of the existing house at No.17 and the shared boundary with No.18. The rear elevation of No.18 is sited at an angle to this boundary, but only 4.5m distant at its closet NW corner. There would be a minimum separation distance of 11m between the rear wall of the proposed 2-storey extension (on the same alignment at the existing rear elevation) and the nearest NW corner of No.18. The additional 'bulk' of the proposed 2-storey extension would be clearly apparent to this neighbour, but its siting due north would not result in any loss of light. Bearing in mind the siting of No.18 at an oblique angle to the rear of No.17 it is considered the massing of the extension would not have an unduly overbearing or oppressive impact on the amenities of No.18. The internal layout of the first-floor of the proposed extension has been adjusted to position the en-suite shower room to the rear (south) enabling this window to be obscurely glazed. This is considered necessary to safeguard the occupiers of No.18 from additional overlooking impacts.

There will inevitably be some additional noise and disturbance during the works to implement the proposed development. However, it is anticipated this would be carried on over a relatively short period of time. It is not the Council's normal practice to impose restrictions on hours of working relating to domestic extensions, or to require the agreement of a construction management plan.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to side elevation of extension
5. First-floor rear window to be obscure-glazed at all times
6. Minimum gap of not less than 500mm to be retained between the external flank wall of side extension and the western site boundary.

Informative

Pro-Active Amendment

Party Wall Act

Is recommendation contrary to letter(s) of representation? Y

Case Officer: Jo Morin Date: 23.01.2025

Authorised by: Peter Barnett Date: 23 January 2025