Development Control – Delegated Officer Report

Application Number: AWDM/0043/25 **Recommendation – APPROVE**

Site: **8 Swandean Close Worthing West Sussex BN13 3AR**

Proposal: **Proposed single storey rear extension with roof lantern**

Date of site visit: 19.02.2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a modern, detached house on a corner plot fronting the north side of Arundel Road (A27). The dwelling forms part of a cul-de-sac of individual-style houses on rising ground set within good size plots with associated landscaping dating from the late 1990's. The dwelling is set well back into its plot with a deep frontage which provides access to an attached double garage on its east side. The rear garden is relatively shallow in comparison.

The property is not listed or within a conservation area. TPO No.13 of 1999 covers 2 trees in the front garden (one no longer in existence).

A condition of the Outline permission for the development removed 'permitted development' entitlement for extensions.

Proposal

Permission is sought for a single-storey extension to infill the rear northwest corner of the dwelling. It would be 2.8m deep and 4.6m wide, aligning with the main rear wall and main west flank of the existing dwelling. The extension would be constructed in matching brickwork with a 'crown' roof and centrally positioned roof lantern. The eaves of the tiled edge would line through with the eaves of the adjacent cat-slide roof component. Bi-fold doors in the rear wall would open into the garden.

Relevant Planning History:

99/00548/OUT Outline application for the erection of 11 No. 4 bedroom detached houses with Roadways, parking and landscape together with demolition of existing petrol filling station and 4 dwellings on Arundel Road frontage and former properties (2-6 even) Salvington Hill. Approved 24.08.1999 – Condition 20 removes 'permitted development' rights for Classes A, B and F Part 1, Schedule 2 of the GPDO.

00/00680/ARM Application for Approval of Reserved Matters pursuant to Outline Consent WB/99/00548/OUT for the demolition of existing buildings and erection of 11 No. detached houses with associated roads, garaging, parking and Highway works. Approved 05.09.2000.

AWDM/0203/19 Demolition of existing single storey attached double garage and construction of a two-storey side extension to East elevation. Approved – Not implemented.

Consultations: None

Representations: None received.

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 and form of the proposed rear infill extension will be subsidiary in scale, and the use of matching materials will help it to harmonise with the appearance of the host dwelling.

It will be visible in public views from Swandean Close to the west but will integrate with the appearance of the dwelling and will not detract from the quality of the existing built-environment or the street scene.

Residential Amenity

The only affected property is No.7 on higher ground to the North.

There is about 9m between the rear wall of the proposed extension and the site boundary with No.7. The double garage building belonging to No.7 lies between this boundary and the flank wall of No.7 beyond, which is sited at an oblique angle to the rear of No.8. The proposed infill extension would have no adverse impact on the amenities of this property in terms of overbearing effect, loss of light or privacy.

Recommendation

APPROVE subject to Conditions: -

1. Drawing Numbers
2. Standard time limit
3. Matching materials

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:	Jo Morin	Date: 20.02.2025
Authorised by:	Peter Barnett	Date: 24 February 2025