Development Control – Delegated Officer Report

Application Number: AWDM/0149/24	Recommendation: APPROVE
Proposal: Demolition of existing rear extension, proposed single storey rear extension with 1no skylight.	
Site: 37 Hurst Avenue, Worthing BN11 5NZ	

Date of site visit: 13/02/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The site is located to the west side of Hurst Avenue within a residential area of Worthing. The application property is a ground floor flat within a two storey block of four purpose built apartments. The apartment block containing No.37 consists of a white render finish on all elevations, traditional bay windows to the front and the rear, white and black coloured window frames with a terracotta tiled roof above the first floor maisonettes. The flat has been enlarged at the rear by a conservatory.

The property is not listed or in a conservation area. The site is not within a flood risk area.

Proposal:

The applicant has proposed the construction of a single storey extension to the rear of the property, in the same location as, and replacing, the existing conservatory, measuring 4m deep by 3m wide with a flat roof of 3.1m high. It will be built with a white render finish to match the existing building facade. The roofing material will be grey roofing felt and will contain a low profile skylight. On the west elevation, there will be an opaque UPVC window, while on the north elevation, there will be a UPVC glazed door and window. The extension will be capped with a grey aluminum capping. The extension would provide an open plan kitchen.

Relevant Planning History: N/A

Consultations: N/A

Representations: None recieved.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
DM5 (Quality of the Built Environment)
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

The planned extension is positioned at the back of the property, taking over the space of a current extension with a similar size. Instead of the existing sloped roof, a marginally higher flat roof will be installed.

This extension won't be seen from the street, and its dimensions and form will keep the current apartment building as the main focal point.

It will feature a white render finish that aligns with the existing exterior of the building.

Overall, the extension is expected to have no negative effects on the property's aesthetics, the appearance of the street, or the visual qualities of the surrounding area.

Residential Amenity

The properties most impacted by the proposed development are those located to the south, at No. 33 and 35 as well as No.39 above. The roof of the new pitched roof extension will rise 0.2 meters above the current structure. The extension is designed to extend from the back of the original apartment building up to the extent of the existing conservatory. It will be set off the southern site boundary with Nos 33/35 but narrowing the existing gap between the south side of the existing conservatory and the boundary. This narrow corridor appears to provide access to the garage block, via the rear garden, from the first-floor flat (No.39). It is noted that Notice has been served on the owner of No.39 and Certificate B on the application form completed. It is not considered the siting of the replacement extension will harmfully impact the amenities of No.39.

To minimize the impact on the properties at 7 and 9 Ardale Close to the west, the west-facing elevation will incorporate an opaque glazed window, thereby limiting the amount of glazing in that direction. The plan also includes the installation of a glazed door and window on the north side of the extension, using UPVC material. This aims to decrease the glazing area that faces the private garages located between No.33 and No.41 Hurst Avenue.

A replacement single-story extension here is not expected to overpower or negatively affect the neighboring properties, nor will it diminish the amount of light or the view from the primary living spaces.

Recommendation Approve

APPROVE subject to Conditions:-

- Drawing Numbers
- Standard time limit
- 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: Thomas Fayter Date: 27/02/2024

Authorised by: Jo Morin Date: 12.03.2024