Expiry Date - 05/07/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0615/23 **Recommendation – APPROVE**

Site: **3 King Edward Avenue Worthing West Sussex BN14 8DB**

Proposal: **Replacement of the existing entrance porch, side lean-to and rear outbuilding to house a new utility and WC, all to match existing. Internal alterations to provide a new kitchen and dining area.**

Date of site visit: 21/06/23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the north side of King Edward Avenue within a residential area of Worthing. The property comprises of a semi-detached, two-storey house with brick and tile hung elevations, a gable to the front and hipped roof to the rear. The property is set back from the road behind a low fence and hardstanding providing parking for 1 vehicle. There is a lean-to construction to the side of the property adjoining an outbuilding to the rear.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

Planning permission is sought for replacement of the porch, lean-to side extension and rear outbuilding and associated internal alterations.

The timber elements of the existing porch would be replaced and new dark grey PPC aluminium doors and windows installed retaining the same scale, design and form of the existing porch.

The lean-to extension to the side would be rebuilt to match the existing structure at the same scale, form and design and finished in timber weatherboarding in white and a timber door to the front with polycarbonate roof.

The outbuilding to the rear would be rebuilt in matching materials and of the same scale, form and design. A WC and utility would be installed within the outbuilding.

Various internal alterations are proposed. Windows throughout the building have been changed to PPC aluminium in dark grey. There are some changes

to fenestration at ground floor however these aspects of the proposal do not require planning permission.

Relevant Planning History:

None relevant

Consultations:

None required

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 2021)
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 porch and lean-to side extension are both visible from the road to the front and are both in a bad state of repair. Replacement of these elements will significantly improve the appearance of the property and surrounding street scene. The outbuilding to the rear is not visible from the road but would have the same appearance as existing.

There would be no adverse impact on the visual amenities of the locality as a result of this application.

Residential Amenity

The application is for replacement of the existing porch, lean-to and outbuilding and there would be no increase in scale, form or height of these elements or any additional openings affecting neighbours.

There would be no detrimental impact on residential amenity as a result of this application.

Recommendation

Expiry Date - 05/07/2023

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials as specified

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:	Amanda Haslett	Date:	29/06/23
Authorised by:	Jo Morin	Date:	29.06.2023