Expiry Date - 22/06/2023

# Development Control – Delegated Officer Report

**Application Number: AWDM/0619/23** **Recommendation – APPROVE**

**Site:** **7 Mansfield Close Worthing West Sussex BN11 2QR**

**Proposal:** **Proposed single storey rear extension with roof lantern and new raised decking**

**Date of site visit:** 01/06/2023

**Neighbours checked**: Y

**Additional neighbour notifications:** N

**Site and Surroundings**

The property is an end-of-terrace two storey dwelling on the north side of Mansfield Close. The property is situated on a plot of land that has differing heights. There are steps leading to the front door but to the rear aspect of the property there is a significant drop from the back door to ground level. The back door currently opens out onto raised decking 1.3m high. There is a privacy screen attached to the east elevation boundary wall providing privacy to the neighbour, No. 8.

There is an access way between No. 7 and No. 6 Mansfield Close and the terrace of No. 7 is set further north than then the row of terraces to the west.

The property is built in brick with a tiled roof.

The site 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 a single storey rear extension measuring 3m deep roof of 4.25m high. The proposed roof lantern takes the overall height to 4.5m. The proposed new decking extends 1.5m from the proposed new extension making the total depth 4.5m. The proposed extension and new raised decking would replace the existing decking area. There are no windows proposed in the east or west walls. The new decking would be installed to the same height as the existing decking with additional screening to a total height of 3m for the extent of the decking.

The extension would be finished in bricks to match the existing building, with double doors to the rear elevation.

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**Relevant Planning History:**

AWDM/0618/23 - Application for a Proposed Certificate of Lawfulness for a hip-to-gable loft conversion with rear dormer with Juliet balcony and front facing roof lights. – Permitted.

**Consultations:**

**Environmental Health (Public Health)**

*Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times.*

*Monday - Friday 08:00 - 18:00 Hours*
*Saturday 09:00 - 13:00 Hours*
*Sundays and Bank Holidays no work permitted*

*Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.*

Reason: To safeguard the residential amenity of the area

**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 proposed extension is subsidiary in scale and form to the existing building and would be finished in materials to match and would not have any adverse impact on the appearance of the property

The proposed extension is to the rear of the property and although glimpsed views may be possible through the access way between No. 6 and 7 it would not appear out of keeping in the context of this suburban residential road.

There would be no adverse impact on the visual amenities of the locality resulting from the proposal.

**Residential Amenity**

The most affected property is the adjoining house to the east side at No.8. The proposed extension and raised decking is on the boundary with this property. The existing boundary is formed of a 2m high white painted wall with privacy screening dropping to 1.8m away from the house.

The proposed extension extends 3m off the original rear wall but due to the significant fall in ground levels at the rear, the proposed extension is 4.235m high to the eaves. The extension would affect the receipt of daylight/sunlight to and rear outlook from the nearest window in the rear of No. 8. There is a triple pane window in the rear of No.8 nearest to the common site boundary and a glazed door and side light further to the east in this elevation. The windows/door are understood to serve a single room comprising a kitchen/dining room. On balance, it is considered the impact would not be so severe as to warrant refusal.

The scale and massing of the extension would also impact on the amenity of the external raised decking area at No.8 and would cast a shadow, particularly in the afternoon. However, it is noted that the property has a relatively generous rear garden depth and it is considered the effect on the enjoyment of the garden would not be unacceptable as a result.

There are no openings proposed to the east side elevation and the 1.8m high fence from finished floor level of the decking provides screening from the new decking so no overlooking or loss of privacy would occur.

The neighbouring property to the west (No. 6) is set back by approximately 3.5m and the access between the properties provides 2m distance between the proposed extension and neighbouring boundary. The existing boundary treatment on west boundary of the application site consists of 1.8m fencing the length of the garden. Directly abutting the dwelling is a 2m white painted brick wall with 0.5m privacy screening.

Although the extension will be visible from the neighbour to the west (No.6), they would not be adversely affected by the proposal as there is a 2m gap between the two properties

There are no windows proposed on this elevation and there is new screening of 1.8m from finished floor level of the proposed decking and it is considered no overlooking or loss of privacy would occur.

There would be no unacceptably harmful impact on the residential amenities of adjacent occupiers as a result of this proposal.

**Other**

It is not the LPAs normal practice to impose conditions on hours of working in relation to the implementation of domestic extensions and in the interests of consistency it is considered it would be difficult to justify making an exception in this case.

**Recommendation**

**APPROVE subject to Conditions:-**

1. Drawing Numbers

2 Standard time limit

3 Matching materials

4 No windows in east and west side elevation of extension

5 Side privacy screens to be erected prior to use of rear terrace

**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

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| Case Officer: | Elaine Rousseau | Date: 29/06/2023 |
| Authorised by: | Jo Morin | Date: 29.06.2023 |