Expiry Date - 27/07/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0768/23 Recommendation – APPROVE

Site: 94 Cleveland Road Worthing West Sussex BN13 2HE

Proposal: Single storey pitched roof front extension.

Date of site visit: 23.06.2023 (and No.96)

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a modest, detached, gable-ended, 2-bedroom bungalow occupying a good-sized plot fronting the north side of Cleveland Road. The bungalow is set back from the road behind a low front wall and soft-planted front garden. A drive on the east side leads to a detached garage building set back into the rear garden.

No.96 to the west is a detached bungalow of a similar style and age to No.94, but with a front-projecting gable feature. No.92 to the east is of the same design as No.96, but 'handed'. The 2 bungalow types are repeated for a short stretch on this side of the road, but the wider character of Cleveland Road is made up of a more diverse variety of detached and semi-detached bungalows and chalets. There is no clearly definable front building line to this stretch of the road.

The property is not listed, or within a Conservation Area. There are no TPO trees on the site. Surrounding land slopes up gently to the east and west and down to the south.

Proposal

Permission is sought for an extension to the west side of the front elevation. It would be 2.5m deep and 4.6m with a ridged and gabled roof 4.8m high. The elevations would be finished in brick and render to match the existing and a tiled roof to match. The extension would provide a third bedroom.

Relevant Planning History: None

Consultations: None

Representations: An objection has been received from the occupiers of No.96 commenting that the extension will reduce 'sight' from and light to their

side elevation, also that the extension is not in keeping with the road as there are no others making it out of character.

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 front extension would be prominently visible in the street scene. It is sympathetically designed to be in-keeping with the style, scale and proportions of the existing bungalow. It would not project any further forward (south) than the original front-projecting gable features of Nos 92 and 96 on either side. In the context of this street scene where front-projecting gable features form part of the prevailing character, the proposed front extension would not appear intrusive or out of place.

Residential Amenity

The only affected property is No.96 to the west. There are 3 windows in the main east side of No.96 serving a WC, bathroom and kitchen (the latter toward the rear). There is 1 obscure-glazed window in the west side of No.94 which is a secondary window to the front bedroom. As part of the proposals, this would become the only window serving this bedroom. There is a separation gap of approximately 2 metres between the properties with a dividing fence roughly in the centre about 1.1m high.

The front gable feature of No.96 is stepped approximately 4m in from the common site boundary. A window in the east side of the gable projection serves the main living room but is secondary to a much larger picture window in the front elevation. The occupiers of No.96 have expressed concern about the proposed extension resulting in a loss of light and outlook to their side windows. The extension would be prominently visible from the east-facing living room window and would have some impact on outlook from this window, blocking views eastward across the front garden of No.94. It would also have some impact on receipt of light creating a morning shadow. However, given the separation distance together with the secondary nature of the affected living room window, and non-habitable nature of the rooms served by the other windows in the east side of No.96 it is considered the impact would not be unacceptably harmful.

No windows are proposed in the west side of the proposed extension. However given the close proximity of facing windows and low boundary treatment the existing west side bedroom window should be retained in obscure glass.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to west side elevation of extension
5. Existing window in west side of dwelling retained in obscure glass.

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? Y

Case Officer: Jo Morin Date: 05.07.2023

Authorised by: Gary Peck Date: 5 July 2023