Expiry: 21/7

Development Control – Delegated Officer Report

Application Number: AWDM/0758/23 Recommendation: APPROVE

Site: 59 Hollingbury Gardens, Worthing

Proposal: **Proposed ground floor pitched roof extension and front entrance canopy roof together with removal of existing conservatory, porch and covered utility area.**

Date of site visit:

Neighbours checked:

Additional neighbour notifications:

Site and Surroundings

This application relates to a detached or link detached bungalow on the west side of Hollingbury Gardens. An attached garage on its north side adjoins the garage at No. 61. Built as a pair it would appear they differ from the immediately adjoining bungalows with taller front gable features and are rendered and painted.

The front doors of these two bungalows are south facing in the recessed front wall with square porches.

The site is not in a conservation area, is not a listed building and there are no TPO'd trees on the site.

Proposal

Permission is sought to build a front extension bringing the recessed front wall forward to line though with the existing main front wall with a similar, lower, gabled roof form. A new front door will be formed in the front, east facing, wall of the original house with a canopy over.

The extension measures 6.72 metres in depth and has an eaves height of 2.3 metres to match the existing bungalow. The ridge height is 4.1 metres. A new bedroom window is proposed in the side wall. A gabled canopy entrance to the new front door measures 2.13 metres wide by 780mm deep and 3.3 metres in height.

An existing rear conservatory and side covered area are to be removed.

Relevant Planning History:

WB/95/0343 – Rear conservatory. Granted

WB/93/0637 –Single storey rear extension. Granted

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Consultations:

None undertaken.

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

There are similar front extensions on adjoining properties, 51. 53, 55 and 63, but the parent houses are of a slightly more modest roof design and the extensions are generally slightly recessed with false hipped and crown roofs.

The proposed extension with its gabled roof will be more sympathetic to the design of the original bungalow. It will line through with the main front wall of the house. This is untypical of other side infill extensions. Also relocating the front door to the main front (east) elevation represents a change to how this pair were built. However as they appear as detached dwellings these changes will not be harmful to the overall appearance of the house nor the pairing or wider streetscene.

Residential Amenity

A utility area beyond the side gate and a rear conservatory are to be removed. This doesn't require planning permission.

No. 57, to the south, has its recessed entrance porch closest to the shared boundary. It has obscurely glazed windows in its rear flank wall behind its gate and no windows closer to the road. The proposed extension will face No. 57's entrance, 1.4 metres off the shared boundary and includes a bedroom window in it.

The extension itself will not cause any significant harm to neighbour amenity. The bedroom window will not overlook any habitable rooms at No. 57 nor its private amenity areas.

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Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to side elevations of extension

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: MOK Date: 5/7/23

Authorised by: Jo Morin Date: 05.07.2023