Expiry Date - 25/06/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0572/24 Recommendation – APPROVE

Site: 23 Gannon Road Worthing West Sussex BN11 2DT

Proposal: Demolition of existing conservatory, rear lean-to and car port. New rear extension.

Date of site visit: 21/06/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings
The site is located on the western side of Gannon Road. The site is a semi-detached property with a fronted gable that is characteristic of the road. The application site has an existing lean-to roof to the rear and a conservatory which runs to the boundary. Overall, the rear elevation has a 2.5m deep development to the rear.

Connecting to the extension there is a lean to roof that connects to the extension located in the rear garden of the site creating a car port.

Proposal
The application seeks to remove the existing extension and conservatory and replace it with a full width single storey rear extension that is 2.5m in depth. Within the application there will also be the removal of the car port. Within the new extension there are proposed to be 3no. roof lights in the pitch of the roof. The rear elevation is proposed to host a pair of sliding doors and a hinged door and pair of windows. There are no windows proposed within the side elevations of the extension.

Relevant Planning History:
None

Consultations:
None

Representations:
None

Relevant Planning Policies
Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (2023)
National Planning Practice Guidance
SPG ‘Extending or Altering Your Home’ (WBC)

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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
Due to the location to the rear of the site there will be limited impact on the visual amenity of the street. There will be glimpse views of the rear extension available from the street, however with the removal of the car port and lean to roof it is considered that a rear extension would be more appropriate to the character of the locality.

Overall, the introduction of a single storey rear extension and removal of the car port is encouraged and is considered compliant with Policy DM5 of the Worthing Local Plan.

Residential Amenity
The introduction of an extension on the rear elevation connecting to the boundary will have an impact on the neighbouring property. The property that would be most affected by this extension would be No.25 to the north of the application site. The proposed extension would introduce an extension to the boundary, this will replace an existing conservatory. The depth of the proposed extension at approximately 2.5m is considered to be minor in nature and with the neighbouring property having their own extension to the rear there is not considered to be an overbearing impact from the proposed development.

The windows and doors within the extension face the rear garden and provide views which are already available from within the site. The roof lights that are proposed would also not allow for any overlooking into the neighbouring properties. As such the proposal is acceptable in terms of overlooking.

The removal of the car port is considered to reduce the impact on the neighbour to the south (No. 21) as such it is considered that the extension is acceptable in terms of residential amenity.

Recommendation

APPROVE subject to Conditions:-

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

Informative

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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: Finlay Gardner Date: 25/06/2024

Authorised by: Louise Prew Date: 25/06/2024