Expiry Date - 04/12/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1393/23 Recommendation – APPROVE

Site: 32 West Way Worthing West Sussex BN13 3AY

Proposal: Rear extension to provide accessible accommodation.

Date of site visit: 27/11/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

No.32 is located to the western side of West Way and corners Cherry Tree Close in High Salvington. The application site is a large detached dwelling with a large front, side and rear garden. The property has undergone some alterations. To the rear of the dwelling there is a detached garage which has space for a number of cars.

To the north of the site there is an access road which provides access to two dwellings to the rear, beyond the access road to the north is Cherry Tree Close. The character of the properties is of large detached dwellings set within large plots of land.

Proposal

The proposed development relates to a single storey rear extension which is proposed to host a bathroom to the rear of a bedroom. The other part of the extension will be an extension to the open plan dining and living space. The extension will measure 2.9m to the rear of the property and have a width of 7.64m.

Within the northern aspect of the extension to that of the rear of the open plan living space is proposed to be a sky lantern. The remainder of the roof will be a partial pitch to a flat roof within which is the sky lantern.

The extension is proposed to convert a section of the ground floor into accessible habitable accommodation for a child with a disability. The other aspect of the application is for the introduction of an additional rooflight within the existing western roof slope.

Relevant Planning History:
None

Consultations:
None

Representations:
One neighbouring representation in support of the application: “We have no objection to the proposals, which appear to blend well in terms of design with the existing property and will undoubtedly be of great benefit to the family.”

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 2023)
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

Due to the location to the rear of the property there will not be a large impact on the visual amenity of the street. However in this unique location on the end of the row of properties with a close adjoining there will be views from within the wider locality.

As such the proposed development should be sympathetic to the host dwelling as well as the surrounding area. With the host dwelling being a large property an extension of this scale is considered to result in a development that would be subservient. The inclusion of materials to match that of the existing property they are not considered to introduce features that would impact the visual amenity in a negative manor.

A further window to be included within the existing roof slope is not considered to result in a change that would be visible from within the public realm. The roof lantern will provide a new feature within the direct locality and would be visible from within the public realm. A sky lantern is not a feature that would be alien within a residential area, as such it is not demonstrable to the application.

Residential Amenity

In terms of the impact on the neighbouring properties, those which are most affected by the proposal are the neighbour to the south and the neighbour to the rear.

Due to the size of the plot the extension to the rear of the host is not considered to overbear the neighbouring properties. In addition due to the location and the separation distance to the boundary there are not any neighbouring properties that would be overshadowed by the proposal.

In terms of overlooking the proposed extension will overlook the rear garden of the host dwelling and not the neighbours. The views that would be achieved from within the proposed extension would be no greater than those currently available from within the existing dwelling. Furthermore the additional window will not intensify the use of the existing space or provide any views which are not currently available from within the host dwelling.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials

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: Finlay Gardner Date: 04.12.2023

Authorised by: Jo Morin Date: 04.12.2023