Expiry Date - 02/04/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0157/24 **Recommendation – APPROVE**

Site: **27 Roedean Road Worthing West Sussex BN13 2BS**

Proposal: **Part retrospective application to demolish and rebuild rear single storey extension and proposed fence and gates to front elevation**

Date of site visit: 12/03/24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located on a corner plot at the junction of Roedean Road and Sunningdale Road within a residential area of Worthing. The property comprises a two storey, end of terrace house in a terrace of four with brick and rendered elevations and horizontal division at first floor and a tiled pitched roof. The terrace is uniform in appearance with equally spaced openings, fenestration of the same design and pitched roof porch canopies to the front. The property has a single storey extension to the rear. The rear garden is enclosed by a high brick wall set in away from the boundary.

The terrace is set back from the road behind open front gardens and hardstanding for vehicles. The hardstanding for the dwelling extends to the side of the building with a grass verge to the side. The north side and front corner of the site are marked by a post and rail fence which extends along the depth of the plot.

The site is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

Part retrospective planning permission is sought for retention of the works to include part demolition and rebuilding of the rear single storey extension and the proposed addition of a fence and gate to the front of the site.

The existing rear extension has been partially demolished and rebuilt within the same footprint to include insulation and to replace the single skin walls with twin skin walls to meet current Building Regulations requirements. The addition of insulation has resulted in the extension being taller than that which previously existed by approximately 50cm. All other dimensions remain the same. The two single doors to the south elevation have been replaced with a set of French

doors and the extension has been finished in white cladding. The conservatory that previously existed to the rear has been demolished.

The application proposes to extend the timber split chestnut post and rail fence to the front of the property and install timber 5 bar gates (maximum height 1.2m) to the driveway.

Relevant Planning History:

AWDM/1143/23 - Proposed new brick and render cladding to the external walls of existing dwelling - Approved

AWDM/0709/23 - Proposed two storey residential dwelling together with all associated drainage works – Withdrawn following officer advice that it would not be supported

05/0487/FULL - Erection of detached single garage – Refused

Consultations:

None required

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM16, DM17
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

The rear extension was previously hidden behind the brick boundary wall that encloses the rear garden. The addition of insulation has resulted in the height of the extension being increased and the fascia now extends above the wall by approximately 30cm. Although this is visible from the road, the wall is set back slightly from the side elevation of the house and positioned approximately 5.8m from the pavement edge thereby reducing its prominence in the street scene. There is some planting to the north of the wall and this helps to soften the appearance.

The depth and width of the extension have not increased and even with the increase in height the proposal remains subsidiary in form and scale to the existing building. The addition of cladding to the elevations is not visible from outside the site and does not detract from the character of the property.

The proposed post and rail fencing to the front would continue that which exists to the north and north-east boundary of the site. This fencing would preserve the open character of the area and would not enclose the property or appear out of keeping in the wider area. The proposed 5 bar gates across the driveway would also retain the open character of the site. It should be noted that solid fencing would not be permitted in this location and it is only due to the open nature of the post and rail fencing that allows views through the site, which makes this acceptable.

There would be no significant adverse impact on the visual amenities of the locality as a result of this application.

Residential Amenity

The neighbours most affected by this development are No.25 Roedean Road to the south and No.82 Sunningdale Road to the west.

No.25 is separated by a brick wall and fence to the boundary. The conservatory that was previously adjacent to this boundary (at the application site) has been removed. The single storey rear extension as rebuilt does not increase the width or depth of the building or bring this any closer to the boundary. A gap of around 3.9m is retained to the boundary. The increase in height resulting from the addition of insulation to the current required standards is not considered to have any overbearing impact or diminish light to the neighbour's property due to its position away from the boundary and to the north of No.25. The two doors to the south side elevation have been replaced with French doors and would not increase any existing inter-visibility between neighbours.

No.82 is separated by a high brick wall and vegetation that forms the rear boundary to No.27 and the side (front) boundary to No.82. Most views of the extension would be screened from view from this property. There is a gap of approximately 5.8m between the rear of the extension and the rear boundary and no adverse impact would occur as the result of the small increase in height to the extension.

The post and rail fencing and gates to the front boundary would not have any adverse impact on neighbours.

There would be no significant additional impact on residential amenity as a result of the rebuilt extension or the proposed fence and gates.

Sustainability

The rebuilt extension would significantly improve the thermal capacity of the building replacing a single skin extension with twin skin walls and insulation to

meet current Building Regulations, enhancing the living conditions for the occupants and improving the energy efficiency of the dwelling resulting in a sustainable development.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers – part retrospective
2. Standard time limit - fencing
3. Fencing and gates as per approved drawings, no other fencing permitted

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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: Amanda Haslett Date: 19/03/24

Authorised by: Jo Morin Date: 20.03.2024