Expiry Date - 24/05/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0357/24 Recommendation – APPROVE

Site: 16 Plantation Rise Worthing West Sussex BN13 2AH

Proposal: SINGLE STOREY REAR EXTENSION

Date of site visit: 23/04/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is a semi-detached bungalow located to the east side of Planation Rise. The property comprises facing brick elevations, a plain tiled hipped roof with front gable projection, and white UPVC openings. The property is set back a moderate distance from the public realm behind a shallow brick wall and vehicle access. Hardstanding occupies the front garden area and extends alongside the south of the bungalow to serve the property's detached garage which is located beyond the rear building line. A fence and access gate to the rear garden connects the garage to bungalow. The rear garden space is relatively deep and comprises a mixture of paving and grass. The attached neighbour No. 15 Plantation Rise is separated by a tall close boarded fence and appears to be a mirrored copy of the application property. Both properties exhibit the same staggered rear building line with flat roof projections.

The property is not located within a Conservation Area and is not a Listed Building.

Proposal:

Permission is sought for the demolition of the existing flat roof projection to the southerly side of the rear elevation and the construction of a single-storey extension to create an open plan kitchen, dining, and breakfast area. The extension would have a 'crown' roof and facing brick elevations. The extension would project an additional 3m in depth alongside the boundary with the attached neighbour to the northerly side and 1.7m to the southerly side, span virtually the entire width of the property, and have a height of approximately 3.5m at maximum, shallowing to 2.5m at eaves level. Rear bi-fold doors are proposed along with a roof lantern. An existing window to the side (south) elevation would be blocked up.

Relevant Planning History:

Application for a Lawful Development Certificate for proposed roof extension to include hipped roof to a gable wall and new dormer window to rear elevation and roof light to front approved at the application property under AWDM/0356/24, decision issued 22 May 2024.

Consultations: None.

Representations: None received.

Relevant Planning Policies and Guidance

National Planning Policy Framework (Revised December 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Worthing Local Plan (2023) 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)

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 side (south) profile of the rear extension would be visible to the public realm by virtue of its positioning aligned with the side (south) elevation and its height above the eaves of the original bungalow. Notwithstanding, views of the extension would only be possible via a short section of highways along Plantation Rise and the bulk of the extension would be screened by the bungalow and annex of No. 40 The Plantation. In any event, the extension is considered to be set-back a sufficient distance from the street scene and would not appear dominant. The extension would respect the existing layout and form of the bungalow and proposes the use of matching materials. There would be no adverse impact to visual amenity as a result of the proposal.

Residential Amenity

The only affected neighbour would be at the attached property to the north No. 15. The extension would not adversely impact the amenities of other surrounding neighbours owing to its siting within this context.

The extension would only be set in approximately 0.15m from the shared boundary with No. 15 and would project at a depth of 3m parallel with the boundary. As communicated and subsequently agreed with the agent, this depth has been deliberately restricted to 3m in order to ensure that it conforms to what is advised within the Council's SPG for a dwelling within this

context. The roof form has also been amended from a flat roof to a false mono-pitch roof to further reduce the impact of the extension on No. 15.

The extension would still have an overshadowing and enclosing effect on the rear garden space and nearside rear window to No. 15, which is understood to serve a habitable room, and this is exacerbated by this neighbours situation to the north of the extension and the slightly recessed position of the nearside window owing to the layout of the semi-detached pair. Notwithstanding, the resulting harm is not considered to be so significant to warrant refusal on these grounds in view that the development accords with the Council's guidance in circumstances such as this and amendments have been made to address the Council's concerns. On balance, the extension is not considered to result in a materially harmful overbearing and overshadowing impact on the attached neighbour No. 15. No unneighbourly overlooking would occur as there are no proposed openings which would face towards this neighbour and a tall fence separates the properties.

The proposal is acceptable on residential amenity grounds.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Materials
4. No Openings North Elevation

Informatives:-

1. 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.

2. The applicant should be mindful that the roof extension approved under the Certificate of Lawfulness application reference AWDM/0356/24 should be substantially completed before any works commence to implement the planning permission for the rear extension the subject of this application. The Certificate of Lawfulness application reference AWDM/0356/24 would otherwise be invalidated.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Jason Albon Date: 22.05.2024

Expiry Date - 24/05/2024

Authorised by: Jo Morin Date: 22.05.2024