Expiry Date - 25/06/2024

# Development Control – Delegated Officer Report

**Application Number: AWDM/0574/24** **Recommendation – APPROVE**

**Site:** **Gorselands Mill Lane Worthing West Sussex**

**Proposal:** **Single storey rear extension including new decking and changes to fenestration.**

**Date of site visit:** 13/06/24

**Neighbours checked:** Y

**Additional neighbour notifications**: N

## Site and Surroundings

The site is located to the west side of Mill Lane, within a residential area of High Salvington in Worthing. The property comprises an L-shaped, detached two storey house with mock Tudor gable to the front, brick elevations and a tiled pitched roof. There is an attached garage to the south side and single storey rear extensions and a large rear garden with several outbuildings. The property is set back from the road behind a wide grass verge, low wall, front garden, driveway and parking area.

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

## Proposal

Planning permission is sought for a single storey rear extension, new decking and changes to fenestration.

The existing ground floor extensions to the rear would be demolished and a new single storey extension constructed, measuring approximately 6m deep x 10.7m wide with a false pitch roof of 2.4m high to eaves and 3.7m high to the ridge. The extension would form an open plan kitchen/dining/family room with bi-fold doors and two windows to the rear and a high level window to the south side. The extension would be finished in render with tiles to match the existing property with rooflights and PV panels above.

The proposed decking to the rear would measure approximately 3.5m deep extending the full width of the extension and would be raised above ground at its southern edge by approximately 0.9m where the ground slopes away to the side of the house. The decking would have a frameless glass balustrade to the rear edge and an obscure glazed privacy screen of 1.8m high to the south side.

A ground floor window would be changed to a door to the north side elevation and the leaded light windows to the rear elevation would be reconfigured and changed to clear glazing.

The application has been amended to remove the carport that was originally included in this proposal and to add a privacy screen to the south side of the decking.

**Relevant Planning History:**

None relevant

**Consultations:**

***SDNP –*** *No comment*

**Representations:**

None received

**Relevant Planning Policies**

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

Mill Lane has a semi-rural character and overlooks the valley to the east and the SDNP. There is a wide variety of dwellings in terms of style, form, height and appearance, although most are on similar size plots and are set back a similar distance from the road.

The proposed extension is to the rear of the building and due to the elevated position of the houses above road level and the high hedging, walls and fences to the boundaries, views of the rear are extremely limited other than in glimpses. The proposed rear extension would align with the eaves level of the existing single storey side extension to the north but with a lower ridge. The extension would be higher than the garage to the south elevation but is set in at the rear of the building and would not be seen from this angle.

The extension although large would remain subsidiary in scale and form to the existing building. The pitch of the roof and materials proposed would reflect the

character of the property. The changes to fenestration would update the appearance of the building to the rear and would retain its traditional appearance.

The proposed decking is not excessive in scale or height and would not detrimentally affect the appearance of the property.

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

***Residential Amenity***

The most affected neighbours are those to the sides at Thorpe Bradleys and Court Green and to the rear at Sea Vista.

Thorpe Bradleys is located to the south side and on lower ground than the application property. The properties are separated by a high fence to the boundary and the garage to Gorselands is adjacent to this boundary. The roof of the proposed rear extension would project approximately 0.65m beyond the rear of the garage but would be much higher due to the drop in ground levels to the south, projecting above the garage by 0.75m at eaves level and 2m at ridge level. The extension would however be set in 3m from the boundary and only projects a small distance beyond the existing garage and due to its position to the north of Thorpe Bradleys and away from the boundary the extension would not result in overshadowing or appear overbearing or oppressive. The window to the south side of the extension is at high level and in a similar position to the existing window to the side of the rear extension and would not increase overlooking to the neighbour's property.

The decking area extends a further 3.5m to the rear and is raised above ground level (approx.0.9m) to the south side where the garden drops away. The raised part of the decking would be at the same level as the rest of the garden but would project beyond the garage therefore losing the screening currently provided by this building. An obscure glazed privacy screen of 1.8m high is proposed to the south side of the decking to mitigate the increased potential for overlooking to the neighbour's garden from the raised decking.

Court Green is located to the north side on higher ground and separated by a high fence to the boundary. The proposed rear extension would be positioned about 2.5m from the boundary at 6m deep but would not extend beyond a line projected at 45 degrees from the midpoint of the neighbour's window. A single storey rear extension in this position would not appear overbearing or oppressive to these neighbours and would not diminish light to their principle rooms. The decking to this side would be the same level as the existing garden and would not increase opportunities for overlooking.

The property to the rear, Sea Vista is over 27m from the edge of the decking and would not be adversely affected by this proposal.

There would be no significant detrimental impact on the residential amenities of adjacent occupiers as a result of this application.

**Recommendation**

**APPROVE** subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials as specified
4. No additional openings to side elevations of extension
5. Obscure glazed screen to south side of decking

**Informative**

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 Air Source Heat Pump shown on the approved plans must comply with and be installed in accordance with the requirements of Schedule 2, Part 14, Class G of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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

Case Officer: Amanda Haslett Date: 18/07/24

Authorised by: Jo Morin Date: 18.07.2024