Expiry Date - 18/06/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0538/24 Recommendation – APPROVE

Site: 45 Skylark Rise Worthing West Sussex BN12 6FG

Proposal: Single storey rear extension.

Date of site visit: 16.05.2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a modern detached house and attached garage located within a residential estate developed approximately 10 years ago.

The dwelling is located on the northern edge of the estate, backing onto a small Local Nature Reserve and Public Right of Way.

The dwelling is adjoined on either side by detached houses of a similar design.

The site is not within a conservation area and there are no TPO trees on the site (or the adjoining LNR).

Proposal

Permission is sought for a single-storey rear extension. The proposed extension would be 3.04m deep extending the full width of the dwelling and adjoining the flank wall of the attached garage, which it set back into the rear garden. It would have a lean-to roof attached to the rear wall (North) of the host dwelling just below the cill height of the first-floor windows. It would be constructed in face brickwork with tile-hanging above the line of the eaves to match the host dwelling. The roof would be tiled to match the existing, plus 2no rooflights.

The accommodation would consist of an enlarged kitchen/dining room with French doors opening into the rear garden.

Relevant Planning History:

AWDM/0055/13 Redevelopment of land at Lower Northbrook Farm West Durrington: Demolition of existing buildings and erection of a new 1116sqm Day Care Unit and 38 residential dwellings including new internal access roads, parking and landscaping. Permitted.

Consultations: None

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

The scale and form of the proposed extension is subsidiary to the host dwelling. Carried out in matching materials, it will assimilate well with the appearance of the existing dwelling.

Owing to its siting to the rear of the dwelling and adjoining the attached garage on the East side, it will have little or no impact on the street scene of Skylark Rise. The narrow width of the passageway between the Western flank of the dwelling and the neighbour's garage at No.43 will curtail the angle of view from this direction.

A rear garden depth of only 5.5m and 47sqm in area will be retained which is well below the minimum standard of 85sqm for a small detached dwelling (up to 3-bedrooms). The extension is well-proportioned and only very marginally deeper than what could in most other cases be carried out as 'permitted development'. It would not result in an overly built-up appearance viewed from the Public Right of Way to the rear. Bearing mind the proximity of nearby public recreation space (undertaken as part of this residential estate), as well as nearby Northbrook Recreation Ground, it is considered refusal would not be justified on grounds of the shortfall in outdoor amenity space.

Residential Amenity

The proposed extension is well-separated from the neighbouring dwellings on either side and would have no adverse impacts on their amenities.

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:	Jo Morin	Date: 20.05.2024
Authorised by:	Gary Peck	Date: 20 May 2024