Expiry Date - 24/06/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0567/24 Recommendation – APPROVE

Site: 19 Cheviot Close Worthing West Sussex BN13 2LL

Proposal: Proposed first floor extension to the south elevation.

Date of site visit: 16.05.2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a detached brick-built dwelling dating from the latter half of the 20th Century located on the north side of Cheviot Close. The dwelling is set behind an open-plan soft-planted front garden and driveway. A purple-plum tree in the front garden is subject to a TPO (No.1 of 1977). The site backs onto Arundel Road to the rear (North).

To the East, No.21 is identical to the application property, but sited slightly further forward (South) in its plot.

The West, No.17 is a similar style to the application property, but differs in its detailed design. It is set back slightly deeper into its plot and on slightly higher ground than No.19.

Surrounding ground levels rise to the North and West with the dwelling on higher ground than the adjoining public highway.

Proposal

Permission is sought for a first-floor front extension positioned above an existing single-storey front component, replacing the existing balcony. It would be 1.7m deep and 5.5m wide with a dual pitched, gable-fronted roof. The extension would provide an enlarged bedroom and dressing room.

Relevant Planning History:

An integral garage was converted into habitable accommodation c.2016 apparently as 'permitted development'.

Consultations: None undertaken.

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 existing dwelling is one of 4no matching dwelling types (Nos 19-25) in a row on the North side of the road. Constructed in brick with tiled pitched roofs, each is of a gabled-ended design with 2-storey front-projecting gable feature. Attached to the latter is a single-storey front-projecting component with a lean-to roof, originally forming part of an integral garage. [Although in the case of the application property now converted into accommodation.] Recessed behind the front gable feature is a single-storey flat-roofed element with balcony above. A modest-sized porch with lean-roof sits in the inner corner of the recess. The adjoining group of dwellings to the West, (Nos 11-15) are of a similar style with gabled roofs and 2-storey front-projections, and single-storey, front-projecting integral garages with balconies above. The similarity of design with repeated features creates a clear sense of visual harmony and rhythm to the street scene.

The proposed front extension would be highly visible in the street scene. It would sit above the existing single-storey flat-roofed element, replacing the existing balcony. It would be finished in brick with a tiled roof and eaves lining-through with the existing eaves. A large window opening at the front would have a Juliet balcony feature. The resulting 'twin' gabled form would noticeably differ from the existing appearance of the dwelling and to some extent dilute the existing visual coherence created by the repeated form of the existing gable features. However, the proposed gable will be stepped behind the existing front-projection and will therefore remain a subsidiary feature. The resulting composition would not be unattractive. On balance, it is considered the impact on the street scene and local character would not be so harmful as to warrant refusal.

The proposed extension would not directly impact the protected tree. However a condition is suggested reminding the applicant that no materials, or construction plant/equipment should be stored on the grassed lawn underneath its canopy.

Residential Amenity

The only affected property is No.17 to the West. Other nearby properties are sufficiently well removed and will not be affected.

No.17 is set back from No.19 on slightly higher ground. A narrow gap (less than 1m) separates the properties on either side of the common boundary. Nearest the boundary at ground-floor is an integral flat-roofed double garage with balcony (approximately 3m deep) above. The nearest part of the first-floor front elevation is set back some 6.7m from the front of the integral garage below, and approximately 3.5m behind (North) of the nearest part of the existing front elevation of No.19. This distance will increase to 5.2m with the proposed front extension. The first-floor window in the front of No.17 is understood to serve a landing. There is a door in the east side of the adjacent front-projecting gable which opens onto the balcony, but this is secondary to a main window in the front (South) elevation of the front gable feature. Ground and first-floor windows in the East elevation of the main dwelling at No.17 are modest in size and understood to serve non habitable rooms.

The 'bulk' of the proposed extension would have some additional enclosing effect on the balcony of No.17 and the outlook from the (front-facing) landing window and side door leading onto the balcony. However, the effect would not be severe. Bearing in mind the main south-facing aspect of these dwellings, the effect on receipt of light to these windows and the balcony itself, would not be significant. The removal of the existing balcony at No.19 would remove an existing inter-visibility relationship thereby resulting in some improvement in privacy when using the balcony at No.17. A condition of planning permission can ensure that no windows are inserted into the side (West) wall.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to West side elevation of extension
5. No materials, construction plant/equipment to be stored on the grassed area under the canopy of the protected tree.

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: 10.06.2024
Authorised by:	Gary Peck	Date: 10 June 2024