Expiry Date - 08/05/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0330/25 **Recommendation – APPROVE**

Site: **39 Phrosso Road Worthing West Sussex BN11 5SL**

Proposal: **Proposed single storey timber clad rear extension**

Site Visit: 06/05/25

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the south side of Phrosso Road within a residential area of Worthing. The property comprises a semi-detached two storey house occupied as two flats; one at first floor and one at ground floor. This application refers to the ground floor flat. The building has render to the elevations, a tile hung bay to the front and white cladding to the rear, beneath a tiled hipped roof. There is a small single storey extension, a covered loggia and decking to the rear of the building. There is a detached garage/workshop to the rear and a good size garden. The house is set back from the road behind a low fence and hardstanding with parking for 2 vehicles.

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 measuring 1.2m deep x 6m wide with a flat roof of approximately 2.9m high. The roof of the existing rear extension would be removed and the flat roof of the proposed extension extended over. The existing alcove/loggia to the rear, beneath the first floor overhang, would also be infilled.

The internal floor level to the extension would be raised with a concrete slab to provide level access from the existing living/dining room and bathroom. The existing decking would be replaced at the same height.

The extension would be finished in cedar cladding and a grey single ply membrane, with patio doors and a window to the rear elevation.

A gap of 0.83m would be retained between the rear of the extension and the existing garage/workshop to the rear.

Relevant Planning History:

None relevant

Consultations:

None required

Representations:

One representation received from adjoining neighbour:

Looking at the plans, there appears to be a discrepancy between the proposed height of the extension with the new plans referencing 2,580mm and the other 2,850mm. It is inferred that's it's the latter so would like it to be considered any impact on the light into our adjoining room as this is significantly taller than the top of our patio doors which could impact us. We would also like to understand how close the proposed extension and foundations are to the boundary line as this will directly impact us and is unclear from the plans.

The downpipe on their property is also shared by our property so we would like to understand any impact this may have on our drainage system whilst building work is ongoing and also once completed.

Additionally as we all regularly work from home the noise impact is significant and it's not clear when the work is intended to be completed and how long this will take which concerns us. The noise will even more impactful if the work is intended to be completed over the upcoming summer months when we, and others on the street will be in their gardens.

Officer response – The council responded to these queries on 06/05/25 confirming that the different measurements are due to changes to internal floor level and insulation and that the position of foundations are a matter for building regulations and the shared downpipe/drainage are Party Wall matters that would need to be discussed directly with the applicant. Advice was also given with regard to noise and construction works and the guidelines for working hours.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2024)
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 street scene is characterised by semi-detached and terraced houses of similar design and form, with pebbledash, render and tile hung elevations and two storey bays to the front.

The proposed extension is to the rear of the building and only part of the side wall and roof would be visible from the road but only in glimpses down the side through the gap between houses. The extension is single storey in height and would line through with the side of the building and would not appear dominant or intrusive in the street scene. The proposed extension is subsidiary in scale and form to the existing building.

The use of timber cladding differs from the typical materials to the frontage but is considered acceptable for this rear location with limited visibility set back over 15m from the road and would not be considered out of character or result in harm to the surrounding area.

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 No.37 and 41 Phrosso Road.

No.37 is the adjoining property to the east side and is separated by a closeboard fence to the boundary. The alcove to the rear has already been infilled on the neighbour's property and they have French doors opening out on to decking of similar height to that at the application property. The proposed extension would project 1.2m beyond the rear of the neighbour's property at a height of around 2.9m and close to the boundary. The extension would not extend beyond a line projected at 45 degrees from the midpoint of the neighbour's rear French doors (serving their living/dining room) and at this limited depth and single storey height would not diminish light to the neighbour's house or appear overbearing or oppressive. There are no openings to the east side of the extension and no overlooking or loss of privacy would occur.

No.41 is located to the west side and separated by a driveway and a high fence. The proposed extension would be set in approximately 2.1m from the boundary with this neighbour and over 4m from the side of their house. A single storey extension of the depth and height proposed in this location, would not have any adverse impact on these occupiers. The existing window to the west side serving the bathroom would be retained, no new openings are proposed to this side and there would be no overlooking or loss of privacy to the neighbouring property.

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

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Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials as specified
4. Cladding to rear extension only
5. No openings to side elevations of extension

Informative

1. 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.

2. You are advised to ensure that the development works accord with the Party Wall Act 1996, which set out responsibilities for the undertaking of works at or close to the party wall of any neighbouring owner. Further information can be found at: https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance

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

Case Officer: Amanda Haslett Date: 07/05/25

Authorised by: Louise Prew Date: 07/05/2025