Expiry Date - 06/05/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0333/24 **Recommendation – APPROVE**

Site: **Wilmayton 98 Rusper Road Worthing West Sussex**

Proposal: **Single storey rear extension and conservatory/orangery to replace existing conservatory.**

Date of site visit: 11/04/24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the north side of Rusper Road within a predominantly residential area of Worthing. The property comprises a semi-detached bungalow with hip to gable roof extension, rear dormer and single storey rear extension and conservatory. The building has brick elevations and a tiled roof. The property is set back from the road behind a low wall and hardstanding with parking for several vehicles. There is a garage to the east side set back at the rear of the property and adjoining the existing conservatory and a carport to the front of the garage.

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 and orangery to replace the existing conservatory.

The existing conservatory that extends to the rear and side of the rear extension would be demolished and replaced with a new side extension and orangery to the rear. The new side extension would replace the conservatory on the same footprint extending 1.4m wide x 3m deep matching the flat roof height (3m) of the existing rear extension that it adjoins.

The rear orangery would extend 2.115m deeper, adjacent to the west boundary and to the same extent as the existing conservatory, before stepping out to an additional depth of 1.6m, set in 1m from the boundary. The east side of the orangery would adjoin the existing garage. The orangery would have a lower roof than the extension, of approximately 2.5m high.

The extensions would be finished in bricks to match the existing building, a felt/composite GRP roof and large flat rooflights above the orangery. Two high level windows would serve the orangery to the west side with windows and a

retained door to the east elevation. A new window would be installed to the east side of the existing east wall of the rear extension to serve the bedroom/study. The existing openings between the rear extension and orangery would be retained with a new kitchen window added to the rear.

The application has been amended to remove the corner of the extension to bring this away from the boundary so that it does not exceed the current depth.

Relevant Planning History:

PREAPP/0941/16 - Proposed extension conservatory and garden shed – Planning permission required for extension and conservatory.

Consultations:

None required

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 proposed extensions are to the rear of the property with only extremely limited views of the top of the roof being visible above the garage. The proposal would have no adverse impact on the character of the street scene or the wider locality.

The proposed extension and orangery would utilise the footprint of the existing conservatory but extend a further 1.6m to the rear. The extensions, due to their single storey height and light construction would appear subsidiary to the main dwelling. The use of matching materials for the extensions would reflect the character 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 No.96 and 100.

No.96 is located to the east side and separated by a high fence to the boundary. The existing buildings (garage, carport, sheds) at the application site are adjacent to this boundary and extend from the front of the house to the rear boundary. The additional depth of the proposed orangery would be the same height as the existing garage roof to which it adjoins and would therefore have no additional impact on these neighbours. The door to the east side that would be retained, and the new window proposed to the bedroom/study would both look out onto the existing boundary fence and would not result in any overlooking or loss of privacy.

No.100 is the adjoining bungalow to the west side separated by a high fence to the boundary and with a single storey extension and conservatory to the rear set in from the boundary. The proposed extension and orangery would extend to the same depth along the boundary as the existing conservatory at the application property. The extension was specifically amended to remove the corner that extended further along this boundary to ensure that any impact was limited. There would be a small increase in height of about 0.3m for the roof of the extension in comparison to the existing side conservatory roof and a difference of between 0.2m higher and 0.2m lower for the flat roof of the orangery in comparison to the monopitch conservatory roof. These small differences in height to an extension in the same position and depth are not considered to have any significant additional impact on light or overshadowing to the rear facing lounge window of the neighbour's property. The additional depth resulting from the proposed orangery would be set in away from the boundary and the proposed structure would not appear overbearing or oppressive to the neighbours. The only windows proposed to the west side are high level windows serving the orangery; there would be no overlooking or loss of privacy from these windows.

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. Matching materials
4. No additional openings to side elevations of extension

Informative

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.

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

Case Officer:	Amanda Haslett	Date:	01/05/24
Authorised by:	Jo Morin	Date:	01.05.2024