Expiry Date - 15/01/2025

Development Control – Delegated Officer Report

Application Number: AWDM/1483/24 Recommendation – APPROVE

Site: 6 Hammond Drive Worthing West Sussex BN13 2PE

Proposal: Proposed single storey rear extension

Date of site visit: 09/12/24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the south of the cul-de-sac at Hammond Drive accessed via a separate driveway that runs along the edge of the frontage of No.4 and 5 Hammond Drive. The property comprises a detached bungalow with a pitched roof with twin gables set forwards either side of a hipped roof to the front and brick and rendered elevations. There is a detached double garage/carport to the south-east corner of the site finished in grey cladding. The rear garden is enclosed by close-board fencing and walls. The property is on lower ground than the neighbouring bungalow to the north.

The property is not within a conservation area and is not a listed building. There is a group of protected trees adjacent to the south boundary, none of which are affected by the proposal.

Proposal

Planning permission is sought for a single storey rear extension measuring 5.76m deep (overall) x 7.52m wide forming an enclosure for a hydropool. The extension would have chamfered corners to the outer edges reducing the depth of the extension to 4.3m at these points. The external ground level would be lowered and there would be a step down internally of about 150mm from the main house. The extension would have a flat roof of 3.1m high with a glazed atrium roof above of approximately 3.9m high measured from the lowered ground level or 2.95m high to the flat roof and 3.75m high to the atrium ridge, measured from the current ground level. The extension would be finished in cement fibre board cladding with windows to the chamfered corners and south side and glazed doors to the rear.

An area of composite decking would be constructed outside the extension raised approximately 150mm above ground level. This does not exceed 300mm in height and does not require planning permission.

The plans were amended to remove the shed from the plans as this was below 2.5m in height and would not require planning permission. The agent also

confirmed that the hydropool was a self-contained unit that does not require a pump house.

Relevant Planning History:

AWDM/0433/13 - Single storey front extension, single storey south side conservatory, erection of pitched roof over existing garage and pitched roof over rear utility room and erection of detached car barn in south west corner of frontage – Approved

Consultations:

None required

Representations:

Two objections received:

1) The length of the extension in addition to the proposed shed virtually covers the whole of the south facing side of my garden with a solid wall and looks at least 70cm higher than the fence (not including the added height of the atrium), thereby cutting out my sunlight. There is only about 1m gap between the 2 structures.

2) The height to the peak of the atrium is not shown but according to the drawing appears to be in line with the peak of the garage roof, which is only approximately 30cm lower than the house roof. Why does it have to be so high? In addition it sits on a raised plinth above the flat roof making it even higher. The height in addition to the 3.1m width makes it more like a 2 storey rather than a single storey extension. The applicant claims that being glass it will not affect my light but if he fits roof blinds, I will then be facing what looks like a large solid structure on top of the flat roof. A lower peaked atrium or a flat glass roof would give equal light to the building and would be far less intrusive.

3) Where is the Hydropool pump housed? They are known to be very noisy and if housed in the wooden shed that would not provide sufficient sound proofing to cut down the noise pollution, thereby preventing me from enjoying the use of my garden.

4) Access to No 6 is across my property. This is an extensive project requiring large quantities of building materials including large amounts of concrete for deep foundations, which will need to be transported across my land, causing potential damage. It will mean great disruption and inconvenience to me over a long period of time, possibly at times blocking the access to my drive. In addition Hammond Drive is a narrow cul-de-sac with parked cars making access difficult for lorries which could also block the drives of other residents who have not been notified of the proposed plans.

An objection was received following publication of amended plans, querying why the shed was removed from the plans and that it should be included for

consideration as it would block sunlight. This neighbour also queried the height of the proposed atrium and sought confirmation that the glass structure would remain glass with no blinds to avoid a solid 2 storey structure.

Officer response: The shed of the dimensions shown on the original plans and under 2.5m in height would not require planning permission and as permitted development no further consideration can be given as to any impact from the structure. The shed was removed from the plans as it does not require planning permission.

The height of the atrium roof has been confirmed in this report and a condition imposed to ensure that this part of the roof remains glazed. The addition of blinds does not fall under the definition of development and this could not be controlled by planning permission. In any case the exterior surface would remain glazed and even if the applicant were to fit blinds this would not affect the external appearance or have any impact on light or outlook for the neighbour's property. The height of the structure is single storey not two storey.

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 site is in a back land position, situated behind the houses at Hammond Close and the proposed extension would not be visible in the street scene or the wider area. Surrounding development consists of bungalows to the north and east of the site and two storey houses to the west and south.

The single storey extension is subsidiary in form and scale to the existing building. The flat roof would be just above the eaves height of the main bungalow to achieve the required warm roof insulation. The glazed atrium would be raised above the flat roof but would remain about 50cm lower than the main roof of this single storey bungalow. The appearance of the proposed extension is more akin to a garden building with its cladding and glazed atrium but would complement rather than detract from the main building.

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

Residential Amenity

The most affected neighbours are those to the side at No.5 Hammond Drive and to the rear at No.41 and 43 Exmoor Drive.

No.5 is located to the north of the site and positioned further forwards in its plot and is on higher ground, approximately 1m higher than No.6 and has a conservatory to the rear. There is a 2m high close board fence to the boundary. The proposed extension would be set in 1.5m from the boundary fence and approximately 2.65m from the side of the neighbour's bungalow. The closest windows to the rear of No.6 serve bedrooms and the chamfered corner of the proposed extension would be just in line with a 45 degree angle projected from the midpoint of the neighbours nearest window. Due to the fact that No.6 is on much lower ground than the neighbouring bungalow and the height of the extension is only 3.1m at this point (measured from the lowered ground level) there would be no significant impact in terms of light or overshadowing. A single story extension of this height and in this position, set in from the boundary would not be considered overbearing or oppressive. The neighbour has queried the height of the atrium roof as to why it has to be so high and states that *'The height in addition to the 3.1m height makes it more like a 2 storey rather than a single storey extension'.* The atrium roof is approximately 50cm lower than the main ridge and at its highest point is set in approximately 4.25m from the boundary. The glazed roof is a lightweight structure that reflects light and would be well within a 45 degree line and would therefore not diminish light or result in overshadowing to the neighbour's property. A condition to retain glazing to the atrium roof would be imposed to retain the lightweight appearance of this part of the proposal. The plinth on which the glazed atrium roof sits would be approximately 2.75m from the boundary and about 15cm higher than the flat roof and would also be well within the 45 degree line. The height of the extension including the atrium roof is fairly typical for a single storey extension and is not considered excessive or to have any significant impact on the neighbour. There would be no overlooking or loss of privacy to this neighbour as a result of this application.

No.41 and 43 Exmoor Drive are located to the rear of the site and separated by a high wall and fence to the boundary. The proposed extension would be approximately 3.4m from this boundary and the rear gardens of the neighbouring properties but would be mainly screened by the high boundary fence/wall. A single storey extension in this position would not detrimentally affect light to these neighbours or result in overlooking or an overbearing or oppressive structure.

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 inc. glazed roof to atrium, no solid roof permitted for atrium
4. No add. openings to north 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? Y

Case Officer: Amanda Haslett Date: 15/01/25

Authorised by: Jo Morin Date: 16.01.2025