Expiry Date - 05/12/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1413/23 Recommendation – APPROVE

Site: 15 Meredith Road Worthing West Sussex BN14 8EB

Proposal: Single storey side and rear extension

Date of site visit: 27/11/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings
The application site is a semi-detached property to the north of Meredith Road. The road has a character of pairs of properties with small separations between them. The site is no different to this however with the location on the bend in the road there is a slightly larger separation between the site and neighbour.

Proposal
The application relates to a wraparound extension that is proposed to run alongside the property and wrap around to the rear and be full length. The proposal has been amended to not run to the original front wall and have a minor step back.

Within the extension there are proposed to be 6no. roof lights, three of which are to be in the roof of the side extension aspect and the others to the rear aspect. Within the side wall there are not proposed to be any windows. To the rear elevation there are proposed to be a pair of French doors and a large glass window to the western end. There are no windows on the western elevation.

Relevant Planning History: None

Consultations:

Environmental Health – Condition on hours of construction recommended. Officer comment – it is not the Council's standard practice to impose this type of restriction on householder development which is considered unduly onerous.

Environmental Health Private Sector Housing – No objection

Representations: One representation from the neighbour at No.13 raising concerns over impact to neighbouring hedge.

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Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 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 side component of the proposed extension will be visible in the streetscene. However, it is subsidiary in scale and proportions to the host dwelling, and will be carried out in matching brickwork. In addition, the slight set-back of the side element from the main front elevation will help it appear subsidiary in visual terms. Therefore it is considered not to have any harmful impact on the appearance of the property or the character of the area.

Residential Amenity

In this instance there is not considered to be any unacceptable overbearing or overshadowing that would be achieved from the development. This is due to the unique location which allows for greater separation that other properties along Meredith Road. As such there is not considered to be a detrimental impact to residential amenity as the extension is minor in scale and well-separated from neighbouring dwellings.

The neighbouring property to the east, would potentially be most affected by the proposed development with the introduction of an extension on their boundary line. However, due to the separation and the angles of the side elevations it is not considered that there would be an unacceptable impact on the neighbour that would not be available through other forms of development.

With regard to the neighbour's comments, the proposed extension is not shown as encroaching the site boundary.

As such it is not considered that the proposed extension would result in a demonstrable impact on either neighbouring property.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers

2. Standard time limit
3. Matching materials
4. No openings to side elevations of extension

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? Y

Case Officer: Finlay Gardner Date: 18/12/2023

Authorised by: Jo Morin Date: 18.12.2023