Expiry Date - 28/05/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0276/24 **Recommendation – APPROVE**

Site: **12 Latimer Road Worthing West Sussex BN11 5EP**

Proposal: **Side and Rear wraparound single storey extension, first floor window, rooflight and internal modifications**

Date of site visit: 02/04/24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the north side of Latimer Road within a residential area of Worthing. The property comprises a detached two storey house with brick elevations, tile hung bays and a hipped roof. There is an attached garage to the east side and parking for two vehicles on the driveway. The house is set back from the road behind a wall and front garden. There is a conservatory and good sized garden to the rear.

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 side and rear extension, first floor side window and rooflight.

The existing garage and conservatory would be removed and replaced with a wraparound side and rear extension measuring 2.75m wide x 8.3m deep to the side and 6.74m wide x 2m deep to the rear. The extension would have a flat and parapet roof of 3m high with roof lanterns above. The extension would be set back behind the front elevation and would be finished in bricks to match the existing building.

Internally the extension would accommodate an open plan kitchen/dining room with glazed doors to the rear and a utility room to the side with a door and window to the front.

A first floor window and roof light are proposed to the west side elevation both serving a study. The window would be fixed shut and obscure glazed below 1.7m from finished floor level.

The application has been amended to change the roof form of the proposed extension and to set this back behind the front elevation.

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Relevant Planning History:

None relevant

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 side part of the proposed extension would be clearly visible from the road. The footprint, position and height of the side extension would be almost identical to the existing garage, retaining a set back from the front elevation. The proposed extension would have a slightly different parapet roof and would have a door and window to the front in place of the existing garage door. The roof form was amended to achieve a better relationship with the existing building and reflects the design and character of the existing garage with its parapet roof. The form and scale of the proposed extension would be subsidiary to the main house and would not appear dominant or intrusive in the street scene. The neighbour's conservatory outbuilding is in similar alignment to the side.

The rear part of the extension would be screened from view by the side extension and the neighbour's conservatory. This extension is limited in depth and would be subsidiary in scale and form to the main house. The extension would be finished in materials to match the existing building and would not harm the character of the property.

The new window to the west elevation would not affect the character of the area.

There would be no adverse impact on the visual amenities of the locality as a result of this extension.

Residential Amenity

The most affected neighbours are those to the sides at No.10 and 14.

No.10 is located to the east side and has a garage adjacent to the boundary and a conservatory in front of this. The proposed extension would not increase the footprint of the building to the front or increase the height above that of the existing garage and there would be no additional impact on light, or overshadowing of the neighbours conservatory. No windows are proposed to the side of the extension and no overlooking or loss of privacy would occur. The extension to the rear of the garage would be adjacent to the neighbour's garage and would not have any adverse impact on this property.

No.14 is located to the west side and separated by a low wall and high fence. Works are currently being carried out to No.14 including the addition of a roof light to the east side, serving a stairwell. The only part of the proposal affecting this neighbour is the addition of a first floor window to the west side. This window would serve a study and would be fixed shut and obscure glazed below 1.7m from finished floor level. This would mitigate any impact of overlooking between properties.

There would be no 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 openings to east side elevation of extension
5. Obscure glazed FF window west

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: 24/05/24

Authorised by: Gary Peck Date: 24 May 2024