Expiry Date - 13/11/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1302/23 Recommendation – APPROVE

Site: 67 Sullington Gardens Worthing West Sussex BN14 0HS

Proposal: Proposed rear single storey extension, front porch extension and alteration to fenestration and raised terrace.

Date of site visit: 19/10/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is located on the west side of Sullington Garden within a residential area of Offington Ward. The property is a detached L-shaped bungalow comprising facing brick elevations with hanging tiles to the forward projecting gable face to the north of the dwelling, a concrete tiled hipped roof, and white UPVC openings. While the highways of Sullington Gardens maintains a relatively flat level, ground levels rise relatively steeply from west to east, meaning the properties that reside to the east of Sullington Gardens are elevated and prominent within the street scene and properties that reside to the west descend from the street scene. The application property is of a moderate scale and plot size, slightly smaller than most other properties along Sullington Gardens by virtue of the plots taper to the rear to accommodate the rear garden space of No. 8 Storrington Rise to the north-west. The property reflects the prevailing low-scale bungalow form of dwellings within the street scene, with the exception of some conversions to provide rooms in the roof such as adjacent the property (No. 65 Sullington Gardens) and those opposite the property (No's 68 and 64 Sullington Gardens).

To the centre of the front elevation is a modest scale flat roofed porch and attached to the side (south) of the property and running alongside the boundary with No. 65 is a flat roofed garage which extends the full depth of the bungalow. The rear garden space is of a moderate size and slopes from front to rear. There is a notably tall Leylandii hedge to the boundary with No. 69 Sullington Gardens to the north.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal:

Permission is sought for a replacement front porch and a single-storey rear extension, along with other minor alterations to the dwelling.

The existing front porch has a flat roof form and measures approximately 0.87m deep, 1.5m wide, and 2.65m high. By contrast, the proposed replacement porch would have a pitched roof form and would measure approximately 1.1m deep, 2.35m wide, and 3.9m to ridge, shallowing to 2.55m to eaves level. A front facing door and window is proposed along with a window to the side (south). Matching facing brick is proposed for the elevations along with timber cladding in larch or cedar for the front gable face of the porch. This cladding would also be substituted in place of the hanging tiles to the front gable face of the projection to the northerly side of the dwelling.

The proposed extension would be of pitched roof form and would project from the northerly side of the rear elevation. It would measure approximately 4m deep, 4m wide, and 5.1m at maximum ridge height, shallowing to 3.15m at eaves level. Bi-fold doors and a window are proposed to the side (south) and a large corner window to the rear (west).

Other alterations to the dwelling include the substitute of double doors in place of the single door serving the sitting room to the rear, the substitute of a window in place of the side (north) kitchen door and the blocking-up of the adjacent window to this elevation, the removal of the chimney, and the extension of the terrace area to align with the depth of the rear extension between the existing steps (to be approximately 0.65m from ground level).

Relevant Planning History: None.

Consultations: None.

Representations: None received.

Relevant Planning Policies and Guidance

National Planning Policy Framework (Revised September 2023)
National Planning Practice Guidance
SPG ‘Extending or Altering Your Home’ (WBC)

Worthing Local Plan (2023) 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)

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 replacement porch and the change in appearance of the gable face to the existing northerly front projection would present an alteration from the views of the street scene. The roof form of the porch would be altered and its overall scale and massing would be increased. Notwithstanding, the pitched roof reflects the character of the existing dwelling and the footprint of the porch would only be increasing to a modest degree; it would remain a sufficient distance from the principal front of the dwelling and would therefore not give rise to an unacceptably prominent or dominant form of development. Moreover, the ridge to the pitched roof porch would be some approximately 1.05m lower than the ridge to the front projection and approximately 1.55m lower than the ridge to the main dwelling. The proposed timber cladding to the respective gable faces to the front elevation are considered acceptable in this context appearing as a feature subsidiary in appearance to the main brickwork elevations of the bungalow.

The positioning of the proposed extension to the rear of the dwelling means that it would be largely removed from the viewpoint of public areas, however, views are still possible from an oblique angle of the street scene between the application property and No. 69 to the north. Alike with the porch element, the roof form would be pitched and would reflect and sympathise with the character of the existing dwelling. Whilst this feature would be a noticeable alteration by virtue of its scale and form, it would not result in a materially harmful impact to the street scene owing to its positioning and distance from the street scene, the limited views of it, and its respectful form and design. Moreover, the extension would be subsidiary to the original dwelling at a maximum height of some approximately 0.85m below the main ridge and would sit flush with the side (north) elevation and eaves line which denotes a harmonious layout.

There would be no material adverse harm to visual amenity as a result of the proposed extension.

Residential Amenity

The proposed extension by virtue of its roof form, scale and massing would be a noticeable addition to those properties sharing boundaries with the application property.

The most impacted neighbour would be the adjacent No. 69 to the north, however, this impact is mitigated by the screening effect of the tall Leylandii hedge alongside the boundary within the garden of No.69. The proposed extension is well separated from the main accommodation of No.69 by the width of the garage attached to the south side, and would not result in a material overbearing or overshadowing effect.

The extension would be sited in relative close proximity to the angled common boundary with 8 Storrington Rise, and on higher ground. However, consideration has been given to the position of the proposed windows in the extension and it is considered the effects of overlooking would be no worse

than the current situation. The terrace would be extended and raised by approximately 0.25m adjoining the south side of the proposed rear extension. However, this would not give rise to unneighbourly overlooking as it would not extend beyond the depth of the extension, which would help screen views towards No. 8 Storrington Rise.

The rear extension would not result in material impact to the adjacent neighbour to the south No. 65 by virtue of the positioning of the extension to the northerly side of the rear elevation, separated a satisfactory distance behind a tall boundary fence.

The front porch and other alterations as proposed would not adversely affect the living conditions of neighbours owing to the separation distance and minor nature of the works respectively.

There are no residential amenity grounds to resist the proposal.

Recommendation:

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Materials
4. No Add Openings Rear Extension

Informatives:-

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.

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

Case Officer: Jason Albon Date: 08.11.2023

Authorised by: Jo Morin Date: 09.11.2023