Expiry Date - 23/05/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0424/24 **Recommendation – APPROVE**

Site: **70 Durrington Lane Worthing West Sussex BN13 2QU**

Proposal: **Demolition of existing conservatory and construction of single storey rear extension.**

Date of site visit: 10/05/24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the east side of Durrington Lane within a residential area of Worthing. The property comprises a semi-detached, bungalow with brick and render elevations and a hipped roof. The property is set back from the road behind a low wall and front garden. There is a driveway leading to the garage at the side/rear and a conservatory and 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 the construction of a single storey rear extension. The existing conservatory would be demolished.

The proposed extension would measure 3.715m deep x 4.05m wide with a flat roof of 2.8m high and lantern roof light above. There would be double doors to the north side elevation and a window to the rear. The extension would be finished in bricks to match the existing building with a felt or composite GRP roof.

Relevant Planning History:

None relevant

Consultations:

None required

Representations:

None received

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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 extension is to the rear of the property and would not be visible from the road or from the surrounding area and would have no adverse impact on the visual amenities of the locality.

The proposed extension is subsidiary in form and scale and would be finished in materials to match the existing building. There would be no adverse impact on the character of the property.

Residential Amenity

The most affected neighbours are those to the sides at No.68 and 72.

No.68 is located to the south side and has an extension to the rear that extends back to the same depth as the existing conservatory at No.70. The proposed extension would extend 0.715m deeper than the existing conservatory and would be in the same position adjacent to the south boundary. There is a fence to the boundary with trellis above. The proposed extension would not extend beyond a line projected at 45 degrees from the midpoint of the neighbours nearest doors serving their lounge/dining room and is positioned to the north of this neighbour. There would be no overshadowing or loss of light to the neighbour's property as a result of this extension. The extension is low in height and would not appear overbearing or oppressive to the neighbour. No overlooking or loss of privacy would occur.

No.72 is located to the north side and separated by two fences and a garage and is positioned about 11.5m from the proposed extension. A single storey extension in this position would not have any detrimental impact on this neighbour. The north facing door to the extension faces into the applicant's garden and towards their fence and would not result in overlooking or loss of privacy.

There would be no detrimental impact on residential amenity as a result of this extension.

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Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to south side elevation 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? N

Case Officer: Amanda Haslett Date: 15/05/24

Authorised by: Jo Morin Date: 15.04.2024