Expiry Date - 24/01/2025

Development Control – Delegated Officer Report

Application Number: AWDM/1550/24 Recommendation – APPROVE

Site: 69 Clarendon Road Worthing West Sussex BN14 8QG

Proposal: Recladding of front outrigger and raising flat roof height. Insertion of bi fold doors and canopy into side elevation with raised deck

Site visit: 24.01.2025

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings
The site relates to a two-storey building on the edge of a terrace at the end of Clarendon Road. Clarendon Road is located to the north of the GSK industrial site, with farmland to the north. To the front of the host dwelling is an outrigger that is single storey and there is parking and garaging to the south of the site.

The application relates to the introduction of a ground floor side door on the south-eastern elevation which would provide further access to the property from the side elevation. Above the bi fold doors would be a canopy protruding 1m. To the front outrigger it is proposed to introduce vertical fibre cement cladding and raise the height. The final aspect of the proposal is the introduction of decking to the side and rear of the property.

Relevant Planning History:
None

Consultations:
None

Representations:
None received

Relevant Planning Policies
Worthing Local Plan policies (WBC 2023): SP1, DM5, DM24
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance

Planning Assessment
There is no objection in principle to alterations to buildings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality and the impact on the character and appearance of the conservation area.

Visual amenity
Due to the location of the proposed bi-fold doors there is not considered to be any impact on the visual amenity of the street scene. This is because fencing will block the views of the doors and as such will not impact the street scene or the visual amenity of the property.

The proposed screens and canopy will be visible above the boundary fencing from the street scene, as such they will have a minor impact. The scale is considered to be subordinate to the building and will largely be obscured from view. It is therefore considered acceptable.

The alterations to the front outrigger include new panelling and an increase in the height. The height will result in some difference to those to other houses but the scale is modest and will largely retain the scale of the existing buildings. The cement fibre panelling is not considered to be characteristic of the area. However, it does have some similar characteristics to the hanging tiles present on the terraces at first floor level. There are also examples of other similar materials in the wider vicinity. While it would not be ideal, the materials outlined within the planning statement and identified on the proposed elevations would result in a reasonable appearance in the context of the wider area. On balance the proposals would not cause any significant harm to the character of the building or wider area.

Residential amenity.
Given the scope of work proposed and the introduction of a set of bi-fold doors to the south-eastern elevation there will be a minor impact on the neighbouring properties. This will add additional views from the side of the property which is currently not in place. The new doors would look out on the garages to the south of the site and to the flank elevation of the neighbouring property. With the bi fold doors located on the ground floor the views gained are not considered to be to the detriment of the application. The canopy proposed would reduce the ability to gain views from within the residential property towards the neighbouring windows. It is noted that the neighbouring property has side facing observatory windows into the neighbour’s garden resulting in overlooking of the application site. This canopy and the boundary treatment will obscure a large proportion of the views from these doors.

The proposed decking to the rear of the site would result in an increase in the height of the external floor level. The amended proposal has reduced the height of the steps and decking to the side of the house to reduce the impact on the potential overlooking of the neighbouring property. With the scale of the decking it is not considered that there would be a significant intensification of the use from the decking. The reduction is considered to mitigate the potential overlooking to an extent that is considered to be acceptable.

As such there would be no significant impact on the amenities of neighbouring occupiers as a result of the proposals.

Recommendation

Expiry Date - 24/01/2025

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard Time Limit
3. Materials to match

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:	Finlay Gardner	Date: 03.02.2025
Authorised by:	Louise Prew	Date: 04/02/2025