Expiry Date - 20/09/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1037/23 Recommendation – APPROVE

Site: 165 Heene Road Worthing West Sussex BN11 4NN

Proposal: Side/rear single storey extension

Date of site visit: 01.08.2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the west side of Heene Road, within the Shakespeare Road Conservation Area. The property comprises of an attractive two storey semi-detached house with brickwork to the front elevation and render to the side and rear, a concrete tiled roof, a two storey gabled bay to the front and covered tiled porch and timber sash windows. It has a traditional layout with a two storey rear projection. A conservatory has been added to the north side of the rear projection. The property is set back from the road behind a brick and flint wall and a driveway.

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

Proposal

Planning permission is sought to remove the conservatory and erect a single storey side/rear extension 2.7m wide and 8.38m deep. It would have rendered walls and a flat roof 3m high. The extension would be set in from the North elevation of the main (front) part of the dwelling by 250mm. The rear wall would align with the existing rear wall of the rear projection, but the proposed flat roof would overhang by 0.76m.

Other works shown on the approved drawings but not included as part of the application (apparently to be undertaken as ‘permitted development’ include the blocking up of 2 first-floor windows on the North elevation, and insertion of front (East) and rear (West) rooflight windows on the main roof in connection with a loft conversion.

There would be a gap of 3.3m between the North elevation of the proposed extension and the site boundary with No.167, a similarly large semi-detached house. Attached to the south side, the other half of the pair, is No.163.

Relevant Planning History:

AWDM/1740/22 Application for a Non-Material Amendment of previously approved (AWDM/2284/21) to remove 2x side windows on North elevation of approved extension and addition of 1 extra roof window to North facing GF pitched roof of approved extension (to provide total of 2 roof windows). Approved 15.11.2022.

AWDM/2284/21 Part single part 2-storey side extension. Permitted 19.04.2022 – not implemented.

Consultations:

The Worthing Society: We note that the materials for the walls, windows, and roof tiles are compatible with the main building although the footprint is larger it will not have a detrimental effect on the conservation area. (We note that previous approvals for a two-storey extension were granted under AWDM/2284/21). We have no objection to the present application.

Representations: None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM23, DM24
National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)
Shakespeare Road Conservation Area Appraisal.

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 and the character and appearance of the conservation area.

Visual Amenity

The street scene is characterised by large late Victorian/early Edwardian semi-detached buildings of similar design, form and materials. There is regular spacing to the buildings with driveways to the side and building lines to the front are consistent. The street scene has an attractive character with frontages enclosed by distinctive flint and brick-dressed walls.

The side elevation of the main house and rear projection are visible in the street scene in views through the gaps between houses. No.167 to the North has been enlarged by a 2-storey addition to the south-western corner of the dwelling directly adjoining the common site boundary.

This latest application is far less ambitious than the previously approved scheme (AWDM/2284/21 refers), with a smaller footprint and simple, flat roofed form. A more sizeable gap will be retained between the extension and the North side boundary. The flat roofed form is somewhat utilitarian in appearance, but the extension is slightly recessed in from the main side wall of the dwelling and taking this into consideration, along with its now single-storey scale and rearward position, set back over 9m behind the front elevation of the dwelling, it would appear subsidiary in scale and appearance to the host dwelling.

The vertically proportioned sash windows in the North elevation negotiated as part of the previous approval have been included as part of this latest proposal and will help the extension assimilate with the existing dwelling. The sliding modern patio doors within an enlarged rear opening facing the garden will not be visible in public view.

Although the current proposal is not as aesthetically pleasing or as sensitive to the traditional pitched-roof form of the original dwelling as the earlier scheme, it would not appear unduly dominant or harmfully detract from the historic character of the Conservation Area.

Residential Amenity

The most affected property is No.167 (North). There are no windows in the south flank wall of the above-mentioned 2-storey side/rear addition at No.167. There are several windows at ground and first-floor of the south side wall of the original part of this dwelling, some of which appear to serve habitable rooms. The reduced scale and footprint of this current proposal compared to the previously approved extension will have a lesser impact on No.167 in terms of outlook and minimal effect on sunlight/daylight.

The overhanging roof of the proposed extension would extend 0.76m beyond the rear wall of No.163 attached to the south (to the same depth as the first-floor bay window on this elevation), but would have no significantly harmful effect on the amenities of this property.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials

Informative

Pro-Active – No Amendment

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

Expiry Date - 20/09/2023

Case Officer:	Jo Morin	Date: 11/09/2023
Authorised by:	Gary Peck	Date: 12 September 2023