Expiry Date - 20/05/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0398/24 Recommendation – APPROVE

Site: 190 Dominion Road Worthing West Sussex BN14 8JW

Proposal: Single storey rear extension

Date of site visit: 24/04/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to an end-of terrace property on the north-eastern side of Dominion Road. Each of the properties in the terrace has a garden to the rear. To the side of the property there is an access road which provides separation from the neighbour to the north. The application site has an existing rear extension which provides an infill from the original shape. The neighbour to the north is the start of a row of bungalows on Dominion Road.

A number of the properties along the road have converted the front gardens to provide off street parking. There is also on street parking available.

Proposal

The proposed development related to a single storey flat roofed extension to the rear of the application site. It is proposed to be the full width of the existing dwelling with bi folding doors to the rear elevation. There are no openings within the side elevations. To the northern aspect of the site there is an existing extension which infills the protrusion to the rear which is characteristic of the area.

Relevant Planning History:
None

Consultations:
None

Representations:
None

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (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

There would be glimpse views available from the streetscene as the property is end of terrace but due to the single storey nature it is not considered that they would dominate the street scene or be demonstrable to the application. Therefore it is considered not to have an adverse visual impact on the character of the area or streetscene.

Due to the single-storey scale of the proposal it is considered to be a subservient form of development that is appropriate to the residential setting.

A condition requiring materials to match the existing building will be included to ensure the extension complements the existing building.

Residential Amenity

The neighbouring property to the south (No.188) would potentially be most affected by the proposed development with the introduction of an extension adjacent to their shared boundary. The property to the north, due to the separation distance and private access road between is not considered to be significantly impacted.

There will be a small sense of enclosure created on the amenity space of the neighbour to the south, this is due to the introduction of the extension on the boundary for 3m deep and 2.882 metres tall. With the extension being to 3m on the boundary before having a small step away to reduce the impact is considered to be acceptable due to the length of the amenity space available on the properties.

Whilst there will be some overshadowing from the proposed extension to the neighbouring property it is not considered that the 3m of extension on the boundary would have a significantly detrimental impact on the neighbour. Whilst the extension would intersect the 45 degree angle from the nearest window the height of the proposal is not significantly greater than that of the boundary treatment and as such is considered acceptable. On this boundary it is similar in scale to an extension which could be built under permitted development and is therefore considered to have an acceptable impact.

Due to the single storey height of the proposed development and the omission of windows within the side elevation of the extension there is not considered to be any overlooking as a result of the proposal. The window on the northern

side elevation would overlook the existing access road and not provide any views that would not be available from the public realm. As such it is considered to be appropriate. The doors to the rear face the applicant's garden. As such there is not considered to be any overlooking achieved from the proposal.

As such it is not considered that the proposed extension would result in a demonstrable impact on the neighbouring properties.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No additional windows in the side walls of the 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: Finlay Gardner Date: 16/05/2024

Authorised by: Louise Prew Date: 17/05/2024