Expiry Date - 01/04/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0158/24 **Recommendation – APPROVE**

Site: **32 Wear Road Worthing West Sussex BN13 3PF**

Proposal: **Proposed Single Storey Rear Extension**

Date of site visit: 12/03/24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the north side of Wear Road within a residential area of Worthing. The property comprises of a detached two storey house with brick and tile hung elevations, white uPVC windows and doors and a tiled pitched roof. The property has been extended to the front with a monopitch roof across the porch and garage and to the side and rear with two storey and single storey extensions. The property is set back from the road behind an open driveway.

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 a single storey extension to the rear measuring 2.8m deep by 2.96m wide which would adjoin the west side of the existing single storey rear extension to the property. The existing side wall of the extension would be removed to form one room. The monopitch roof form of the existing extension would be continued across the proposed extension at the same height and would be finished in materials to match. French doors would be inserted to the rear elevation and the patio doors to the west of the existing extension would be reused in the west of the proposed extension.

Relevant Planning History:

AWDM/1254/18 - Single-storey front extension to south-west elevation and part single part two-storey side extension to south-west elevation – Approved

Consultations:

***Tree & Landscape Officer* –** No comments received

Officer comment: The protected group of trees is outside of the site and to the rear of the property and would not be affected by this proposal.

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Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 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 in views from the road or the surrounding area. The extension would be subsidiary in form and scale to the existing building and would match the existing extension to the rear in materials and design.

There would be no adverse impact on the character of the property or the visual amenities of the locality as a result of this application.

Residential Amenity

The only property affected by the proposed extension is No.30 located to the west side. A gap of 4m would be retained between the side of the extension and the boundary with this property. There is a high fence to the boundary. The proposed extension in this position would not appear overbearing or oppressive to the neighbours or result in loss of light to their property. The patio doors to the west elevation look onto the boundary fence (as per the existing patio doors to this elevation) and would not result in any overlooking.

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

Recommendation

APPROVE subject to Conditions:-

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

Informative

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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: 15/03/24

Authorised by: Gary Peck Date: 15 March 2024