Expiry Date - 10/10/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1135/23 Recommendation – Approve

Site: 38 Kithurst Crescent Worthing West Sussex BN12 6AW

Proposal: PROPOSED SINGLE STOREY REAR EXTENSION (sunroom)

Date of site visit: 27/09/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the north of Kithurst Crescent and backs onto Littlehampton Road. The property is a detached two storey dwelling, on a corner plot. It has undergone a number of alterations including previous extensions to the rear of the property as outlined later within this report. The existing single storey rear extension has a depth of 3.9m.

Due to the location on the corner of Kithurst Crescent there is limited garden space which also hosts a shed to the rear. The garage to the side of the property extends into the rear garden area which is considered to further reduce the available garden.

Proposal

The application relates to a single storey rear extension which would extend beyond that which was previously approved under AWDM/0845/16. The proposed extension is to create a sunroom to the rear of the property. This would include a pitched roof that would host 2no. roof lights in the east and western pitches. With the 'sunroom' nature there is proposed to be a large amount of glazing included within the elevations.

The windows will largely overlook the amenity space of the application site with bi-folding doors to the west, 4no. windows to the northern elevation and a row of high level windows on the eastern elevation.

The proposal would retain 1.8m to the rear boundary which has a shed in between. 5.2m is proposed to be retained to the western boundary and 0.45m to the eastern boundary. The boundary to the east is a brick wall to a height of 2.4m. The height of the proposal is to be 2.5m to the eaves with a maximum height at the pitch of 3.4m.

Relevant Planning History:

AWDM/0845/16 – Construction of part single part two storey rear extension and car port. Application permitted 12/07/2016.

98/00968/FULL – Conservatory to rear of property. Application permitted 11/01/1999

Consultations:
None

Representations:
None

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 and Character

With the location of the proposed extension to the rear of the property there will only be glimpse views available within the public realm. The unique situation of the application site on the corner plot does mean there would be some views of the roof available from within the public realm, however, these are only available from within the turning and parking space that runs adjacent to the property. These glimpsed views are further screened from the public realm due to the trees which are located on the green space to the west of the property.

The existing North-facing garden is mostly hard-surfaced and has already been significantly reduced in size by the existing rear extensions. The footprint of the proposed sunroom will leave only a relatively narrow margin remaining alongside the northern perimeter together with a fragment extending between the sun room and the existing garage. It is noted on site that the former drive area to the west side of the dwelling (in front of the garage) has been landscaped with raised beds and window boxes and clearly provides a sunny amenity space enjoyed by the householder, albeit not private from views from the adjoining public highway. Having regard to the particular circumstances of this property and its situation, despite the proposal resulting in only a small area of rear garden remaining, it is considered refusal would not be justified on grounds of overdevelopment or loss of external amenity space.

Residential Amenity

The neighbour principally affected by the proposed development is the adjacent building to the east No. 36 Kithurst Crescent. This is due to the location at the end of the crescent, as such the remainder of the neighbouring properties are physically removed to avoid harm.

With the neighbouring property having a long extension to the rear of the garage on the boundary it is not anticipated that there would be a significant level of overbearing impact from the proposed development.

Furthermore, the neighbour's extension would also reduce the overshadowing on the amenity space of the neighbouring properties garden.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No addit openings to east side elevation

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: 17/01/2024

Authorised by: Jo Morin Date: 17.01.2024

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