Expiry Date - 26/03/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0047/25 Recommendation – APPROVE

Site: 6 Marshall Avenue Worthing West Sussex BN14 0ES

Proposal: Single storey rear extension (retrospective)

Site Visit: 24/03/2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings
The application relates to a semi-detached property on the northern side of Marshall Avenue. The site has an existing porch to the side of the site. Due to the location there is a steep topography on the site with the west of the site being higher than the eastern boundary.

The property is large but situated comfortably within a large plot. The front garden has been converted to off road parking. The rear garden has lots of levels with a patio on the western side.

The site is not within a conservation area and the property is not listed.

Proposal
The application is for a retrospective extension to the rear of the site. The extension has a depth of 5m and is full width at 7.3m. The flat roofed extension has a height of approximately 3m.

To the rear elevation there are bifold doors. Within the extension there are windows facing east and west towards the boundary.

Relevant Planning History:
None

Consultations:
None

Representations:
One objection to the application:
I do object to the three large windows to the east of the extension, these are looking into the back of our house and can be now seen in two of the downstairs rooms and two of the upstairs rooms including bathroom and bedroom.
If the hedge in the adjourning property was removed the windows would look directly into our kitchen window. I have the upmost concern for the privacy in our upstairs bedroom, which is now looked directly into.

Relevant Planning Policies
Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (2024)
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
Due to the location at the rear of the site there are not going to be views available from within the public realm. The only potential views that would be available of the extension would be glimpses from the road largely screened by the existing boundary treatment, as such the extension would not dominate the street scene. Therefore, it is considered not to have an adverse visual impact on the character of the area or streetscene.

Whilst the materials that have been used have introduced a new feature of brick it is not considered to detract from the visual amenity of the property. This is due to the location being to the rear there are not clear views resulting in the impact being minimal. With the subservient scale of the proposal the new materials will not adversely affect the street scene.

Residential Amenity
Due to the location of the garage in the rear garden of the host and the set back from the boundaries the potential overbearing impact on the properties to the east and west is considered to be mitigated. The property most likely to be impacted would be the adjoining neighbour to the east, no. 4 Marshall Ave, due to the steep topography. However, due to the separation and the boundary treatment there is not considered to be any significantly detrimental overbearing impact.

The extension has east and west facing side windows. As above, 4 Marshall Ave is the most likely to be affected given the topography. The windows will result in some overlooking of that property. However, it is recognised that there is some overlooking from existing east facing windows which while at the same level as the extension windows are located in rooms a step up from the extension floor level. The boundary treatment provides further relief for this property. It is not considered that the extension results in an adverse loss of amenity for these neighbours.

To the west, the garage mitigates any overlooking of 8 Marshall Ave.

In relation to overlooking of properties on Findon Road, west facing windows in these properties are situated in excess of 35 metres from the extension windows. This is above the 21 metres standard which is often applied between windows of neighbouring properties to ensure privacy is maintained.

Any reductions in the height of the hedge would not be considered to have an impact on privacy levels for these properties.

To the rear of the site the applicant has an outbuilding that blocks views to the north east.

As such it is not considered that the proposed extension would result in a demonstrable impact on the neighbouring properties. A condition will be included to ensure that no additional windows are provided in the east elevation without assessment.

Recommendation

APPROVE subject to Conditions:-

1. Approved Plans
2. No additional windows in east 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: 24/03/2025

Authorised by: Louise Prew Date: 26/03/2025