Expiry Date - 01/04/2025

# Development Control – Delegated Officer Report

**Application Number: AWDM/0115/25** **Recommendation – APPROVE**

**Site:** **19 Ashurst Close Worthing West Sussex BN12 4SP**

**Proposal:** **Proposed single storey porch extension and extension to front dormer.**

**Date of site visit:** 19/02/25

**Neighbours checked:** Y

**Additional neighbour notifications**: N

**Site and Surroundings**

The site is located to the west side of Ashurst Close within a residential area of Worthing. The property comprises a detached chalet house with steeply pitched roof and accommodation within the roof. There is a dormer and an attached gabled garage to the front and various single storey extensions to the side and rear. The elevations are white painted brick beneath a tiled roof with white weatherboarding to the dormer. The property is set back from the road behind a low wall, small garden and large 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 porch extension and extension to the existing front dormer.

The existing porch would be rebuilt in the same position but approximately 0.08m deeper and would be reconfigured with a window to the south side and front and new door. A new flat roof would be added slightly higher than the existing flat roof.

The existing dormer to the front would be extended in width approximately 0.55m to the south to provide a larger bathroom at first floor. The dormer would be finished in weatherboard to match the existing building.

The application has been amended to increase the set in from the edge of the roof for the dormer.

**Relevant Planning History:**

None relevant

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**Consultations:**

None required

**Representations:**

None received

**Relevant Planning Policies**

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

The proposed porch would improve the appearance of the property without compromising the traditional character of the building. The porch retains its subsidiary appearance and would be finished in materials used on the existing building.

The extended dormer to the front would retain the height and depth of the existing structure and following amendment would retain a minimum gap of 400mm to the edge of the roof. This amendment is consistent with other dormer extensions in the surrounding roads and maintains a balanced appearance.

The proposed works would not appear dominant or intrusive in the street scene and would have no adverse impact on the visual amenities of the locality.

***Residential Amenity***

There would be no overlooking from the porch window to the south side as this serves a non-habitable room. The proposed works are small in scale and would not have any detrimental impact on the residential amenities of adjacent occupiers.

**Recommendation**

**APPROVE** subject to Conditions:-

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

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**Informative**

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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: 27/03/25

Authorised by: Jo Morin Date: 27.03.2025