Expiry Date - 04/04/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0157/25 **Recommendation – APPROVE**

Site: **152 Ringmer Road Worthing West Sussex BN13 1EA**

Proposal: **Single storey rear extension**

Date of site visit: 06/03/25

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the east side of Ringmer Road within a residential area of Worthing. The property comprises a semi-detached, two storey house with brick and pebbledash render elevations and tiled hipped roof with gabled bay to the front. There is a small extension to the rear and a good size rear garden. The property is set back from the road behind a low wall and paved driveway leading to a garage to the rear of the house.

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 rear extension measuring 3m deep x 5.95m wide with a monopitch roof of 2.75m high to eaves and 3.6m high to the ridge. The extension would have bi-fold doors to the rear and roof lights above and would be finished in bricks and tiles to match the existing building.

The existing single storey rear extension would be demolished.

Relevant Planning History:

None relevant

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 extension is located to the rear of the house and set back over 18m from the road to the front. Whilst views of the side wall of the extension would be possible through the gap between houses these views would be limited. The proposed extension is subsidiary in scale to the existing building and would be finished in materials to match.

The proposed extension would not appear dominant or intrusive in the street scene or out of keeping in the area. There would be no adverse impact on the visual amenities of the locality as a result of this application.

Residential Amenity

The most affected neighbours are those to the sides at No.150 and 154 Ringmer Road.

No.150 is the adjoining house to the south side and has a rear conservatory that extends back to a similar depth as the proposed extension. There is a high fence to the boundary and the extension would be adjacent to this boundary. The proposed extension to the north of this neighbour and at only 3m deep would not have any adverse impact on light to the neighbour's house or garden and would not appear overbearing or oppressive. There are no openings to the side elevation and no overlooking or loss of privacy would occur.

No.154 is located to the north side and is separated by the driveway. The proposed extension would extend a similar depth as the neighbours conservatory separated by a gap of approximately 3.5m. A single storey extension of 3m deep would not diminish light to the neighbour's property or result in overshadowing to their conservatory. No openings are proposed to the north side of the extension and no overlooking or loss of privacy would occur.

There would be no detrimental impact on the residential amenities of adjacent occupiers as a result of this application.

Recommendation

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APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to side elevations of 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: Amanda Haslett Date: 27/03/25

Authorised by: Jo Morin Date: 27.03.2025