Development Control – Delegated Officer Report

Application Number: AWDM/0436/24 Recommendation: Approve

Site: 149 Offington Drive, Worthing

Proposal: Proposed single storey rear extension, lean-to removed

Site visit: 07.05.2024

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site relates to a detached bungalow set back from the street frontage and accessed via a vehicular access positioned between No. 145 and No.151 on the west side of Offington Drive. The access serves both No.149 and No.147 to the south. Tree Preservation Order No.46 of 1990 applies and includes several trees within the site, within the rear garden and along the access drive. There are other protected trees on neighbouring land including Tree Preservation Order No.50 of 1990 also includes a tree within the rear garden of No.115 Warren Road adjacent to the western boundary with the site.

Permission is sought for the construction of a single storey rear extension following removal of the exiting lean-to. The extension would measure 3.3 metres in depth and 7.8 metres in width with a flat roof finishing above eaves level of the bungalow. Black horizontal weatherboarding is proposed for the external wall finish.

Relevant Planning History:
None relevant

Consultations:
The Council's Senior Tree and Landscape Officer has confirmed no concerns regarding the protected trees.

Representations:
None received

Relevant Planning Policies
Worthing Local Plan 2020-2036: SP1, DM5
National Planning Policy Framework (DLUHC 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 extension would be relatively modest in size and positioned at the rear of the building where it would not be readily visible in the streetscene. Although a standard flat roof design is proposed, given the scale of the proposals and position at the rear it would not cause any significant harm to visual amenity. The use of black weatherboarding is not consistent with the overall brick finish elsewhere on the building, although it is noted that there is a small section of white horizontal cladding on the existing lean-to (to be removed) and below the front window on the south elevation. Nevertheless, given the position at the rear of the house where it would not be readily visible, no significant harm would be caused to visual amenity.

There are a number of trees within the rear garden subject to Tree Preservation Order No.46 of 1990. The Tree Officer has confirmed no concerns in relation to the impact on protected trees in connection with the proposed extension. The extension would not be within the root protection area or dripline of any protected trees, A condition for tree protection measures to protect the trees during the course of works is recommended.

Residential Amenity

The main impact as a result of the proposed extension would be to occupiers of those dwellings sharing a boundary with the rear garden, including dwellings in Park Close to the west, and No's 111-117 Warren Road to the north/northeast. Other dwellings sited to the south and southeast of the bungalow that share or are adjacent to the vehicular access would be impacted by the proposed works but would be relatively remote from the proposed extension itself to avoid any significant impact.

To the west side, dwellings in Park Close are bungalows positioned at a lower level than the application site, where ground levels slope down to the west. No.5 to the west is relatively closely sited with a shallow rear garden but is positioned forward of the application dwelling where it would be sufficiently remote from the proposed extension to avoid any significant impact and there are also intervening outbuildings.

To the north of that, No.4 Park Close is also sited relatively closely but is angled away from the application dwelling with its rear elevation facing to the north-east. Views of its rear and side windows are possible from the rear of the application dwelling, particularly as there is no boundary fence currently at this point. As originally proposed the plans included a pair of sliding glazed patio doors on the side (west) elevation of the extension with steps providing access down to the side garden which would face towards No.4 and create some intervisibility. However, amended plans have been received which delete the glazed doors and steps, and instead propose a high-level window on the west elevation. Given the scale of the proposed extension and separation distances, there would be no significant impact to the amenities of occupiers of No.4 as a result of the proposed extension as revised.

To the northeast, dwellings in Warren Road share their rear boundary with the site. No.111 and 113 are most closely sited to the rear of No.149 but there would be a separation distance of nearly 20 metres to the proposed extension and given the scale of the proposals there would be no significant impact to neighbour amenity.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials as indicated
4. Tree protection measures during works

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: Rebekah Hincke Date: 10.6.2024

Authorised by: Louise Prew Date 11/06/24