Expiry Date - 15/05/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0332/25 **Recommendation – APPROVE**

Site: **162 Alinora Crescent Worthing West Sussex BN12 4HW**

Proposal: **Proposed ground floor side/front and rear extensions and front entrance porch.**

Date of site visit: 15.04.2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a detached, mid-C20, gable-fronted bungalow occupying a good-sized plot on the west side of Alinora Crescent. A detached garage building is sited forward of the principal elevation adjoining the south side boundary.

The site is not listed or locally listed, or within a conservation area. There are no TPO trees on the site.

The bungalow is one of several properties on this side of the road of a matching original design with characteristic ‘forward sited’ garage. Several of the bungalows in this run have been extended and/or altered.

Proposal

Permission is sought for single-storey front/side and rear/side extensions and an open porch.

The rear/side extension would infill an existing rear recess. It would 4.4m deep x 6.8m wide with a flat roof 3m high with roof lantern.

The front/side extension would partially infill an existing front recess. It would be 4.7m deep x 3.7m wide with a dual pitched, gabled roof.

The extensions would be finished in brick, with a tiled roof to the front extension.

The open-sided porch (2.1m wide x 0.8m deep) would have a gabled, tiled canopy roof with a central ridge 3.15m high.

Relevant Planning History: None

Consultations: None undertaken.

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 rear/side extension would be in keeping with the scale of the existing bungalow. It would not be visible in public view from the road and would have no adverse impacts on surrounding character.

The front/side extension has been designed with a ridged and gabled roof to harmonise with the appearance of the host bungalow. The height of the ridge would be 0.9m below the ridge of the existing front-projecting gable feature and 1.4m below the height of the main roof ridge. The eaves would line-through with the existing eaves height. The front of the extension would be sited 1.6m behind (west) of the front elevation of the above-mentioned front-projecting gable feature. Consequently, it would appear as a subsidiary feature and would not detract from the appearance of the building. Although visible in the street scene it would be partially screened from the south by the forward siting of the existing garage building, which would be retained.

The porch is modest is size and in keeping with the style and appearance of the bungalow.

Residential Amenity

The most affected property is No.164 to the south, a bungalow similar in layout and appearance to the host property.

The proposed rear extension would extend approximately 2m beyond the adjacent rear wall of the neighbouring property. However, sited to the north of the neighbour, and at a separation distance of 2.6m from the site boundary, there would be no adverse impacts in terms of loss of light or overbearing effect. Whilst there are no new windows proposed in the south side wall of the extension, reconfiguration of the internal layout would result in a new door and window inserted into the existing south side wall of the bungalow serving a utility room. These will be sited roughly opposite windows in the main flank

wall of No.164. The latter appear to serve non-habitable rooms (bathroom/WC). There is a tall fence on the common boundary. Consequently, the effects of overlooking would not be severe.

The proposed front/side extension would not extend forward of the front of No.164 but would be sited roughly opposite a window in north side of the front-projecting component, approximately 1.2m from the site boundary. Only the top of the window (which appears to serve a kitchen) is visible above the tall boundary fence. The proposed front/side extension would have some effect on the receipt of daylight to and outlook from this window. However, the main height and 'bulk' of the proposed extension slopes away from the common boundary to the north. A separation distance of 2.6m (to the site boundary) will be retained. The effect would not be so severe to warrant refusal. No windows are proposed in the flank wall of this component, and this can be secured by a condition of permission.

The porch would have no adverse impacts on residential amenity.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to south side elevations of extensions

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: Jo Morin Date: 29.04.2025

Authorised by: Peter Barnett Date: 29 April 2025