Expiry Date - 28/11/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1257/24 Recommendation – APPROVE

Site: 134 Marine Crescent Worthing West Sussex BN12 4HP

Proposal: Part single, part 2-storey rear extension (replacing conservatory) and alterations in connection with part garage conversion.

Date of site visit: 11.11.2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property comprises a link-detached house on the north side of Marine Crescent fronting the car park serving Sea Lane Café (and the seafront beyond). The property has been enlarged by a rear conservatory. The attached garage is attached to a similar garage at the neighbouring property to the east (No.132), a mirror of the application property. The neighbouring property to the west is of a matching design (No.136).

The site is located in EA Flood Zone 3.

Proposal

Permission is sought to remove the existing conservatory and erect a part single/part 2-storey rear extension.

The single-storey component would extend the full width of the house, having a maximum depth of 4m and attaching to the side of (but extending no deeper rearwards than) the existing garage. It would have a part flat roof with skylights and a tiled false pitch along the rear edge. As part of the works the rear half of the garage would be converted to habitable accommodation with the roof raised in height and the tiled false pitch extending eastwards up to the site boundary.

The proposed first-floor component would be 3.5m wide and 2m deep extending from the north-west corner of the rear elevation. It would have a dual-pitched, gabled roof 6.9m high. It would provide an enlargement to an existing bedroom.

The proposed materials would be brick and tile-hung elevations, with a tiling to the pitched roof elements.

The application is accompanied by EA Standing Advice comprising the FRA.

Relevant Planning History: None.

Consultations: None

Representations: None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 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 size, form, massing and materials of the proposed extension is in keeping with the scale and appearance of the existing dwelling. Glimpsed views of the proposed 2-storey element will be visible through the narrow gap between Nos 134 and 136, but it will be subsidiary in scale and well-integrated to the appearance of the host dwelling. The raised height of the flat roof component above the existing garage, and back-edge of the false pitched edging (0.6m high) will be visible from the street constituting a slightly awkward detail. However, this element is set well back (7.5m) from the front elevation and will not be so visually discordant or intrusive in the street scene as to warrant refusal.

Residential Amenity

The most affected properties are those on either side.

No.136 is a mirror of No.134. A first-floor window in the East elevation is obscure-glazed and serves a bathroom. The proposed part single/part 2-storey element of the extension, whilst visible from the rear windows of No.136 will not be unduly dominant or overbearing, nor result in an unacceptable loss of light. No windows are proposed in the side wall and this can be secured by condition.

No.132 has been enlarged by a rear conservatory and a brick-built extension to the rear of the attached garage. The proposed raised roof above the existing garage at No.134 will sit alongside the garage at No.132 adjoining the common boundary, but will have no adverse impact on the amenities of this

property. The 2-storey element is sufficiently remote from this boundary, some 8m distant.

Flood Risk

The completed FRA indicates that finished floor levels within the extension and converted garage will be set no lower than existing levels and flood proofing measures incorporated where appropriate.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to west elevation 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: Jo Morin Date: 14.11.2024

Authorised by: Louise Prew Date: 15/11/2024