Expiry: 29/5

Development Control – Delegated Officer Report

Application Number: AWDM/0491/23 Recommendation: Grant

Site: 40 Pembroke Avenue, Worthing

Proposal: Single storey front extension to existing annexe

Date of site visit: 26/4

Neighbours checked: y

Additional neighbour notifications: n

Site and Surroundings

This application relates to a detached Arts and Crafts style double fronted house on the east side of Pembroke Avenue. It is a rendered and painted property with a clay tiled roof. It sits on a wide plot with off street parking behind attractive frontage hedging. It is in the residential suburb of West Worthing immediately south of the Goring shopping parades.

The former garage on the north side has been extended to the rear and converted into an annexe for a dependent relative. The annexe has its own front door but is internally linked to the main house.

It is not in a conservation area and is not a listed building. There are no protected trees on the site.

Proposal

It is proposed to extend the annexe at the front to create a separate and self-contained entrance. The internal link remains.

The extension is 5.9 metres deep and 2.4 metres wide. It has a pitched roof to match the existing garage but with a lower ridge line at 3.7 metres in height and an eaves height of 2.5 metres. It is set back from the main front wall by 2.3 metres. It is intended to create a separate access and new living room in addition to the existing kitchen/diner, bedroom and bathroom.

Relevant Planning History:

AWDM/1864/22 - Demolition of existing conservatory and construction of single storey rear extension adjoining existing annexe. Granted 8.2.23

07/0863 – Rear conservatory. Granted.

06/1056 - Conversion of garage to accommodation for a dependent relative with alterations to implement the use. Granted.

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Consultations:

None.

Representations:

One rep received from GFF at No.42 as follows:

'I am neither objecting nor supporting this application.
I would just wish to state that as a close neighbour, It would appear to me that the relevant Party wall act notice and any necessary Paperwork needed would need to be provided to myself.'

Relevant Planning Policies

Worthing Local Plan 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)

National Planning Policy Framework (HCLG 2021)
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 is recessed from the front elevation by 2.3 metres with a pitched roof. It has a front window and new front door. It is well designed and remains subordinate to the house.

Residential Amenity

No. 42, to the north is converted into 2 flats and has a mono pitched garage on its south side. Behind the garage in the original side wall, 2.5 metres off the shared boundary, are two windows which on an old plan are to the ground floor flat's living room. This room also has an angled window south east facing and flows into a dining room and kitchen. The extension will overlap the garage at No. 42 and entirely close the boundary behind the garage between the two neighbours.

Given the separation and the apparent open plan nature of the layout at No.42 it is not considered that significant harm will occur.

No other neighbours are affected.

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Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to side elevation of extension
5. Ancillary accommodation only

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? Y

Case Officer:	MOK	Date: 30/5
Authorised by:	Jo Morin	Date: 30.05.2023