Expiry Date - 22/05/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0421/24 Recommendation – APPROVE

Site: 37 Windsor Road Worthing West Sussex BN11 2LZ

Proposal: Demolition of existing rear conservatory. New rear extension and front porch.

Date of site visit: 24/04/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located on the western side of Windsor Road in Worthing. The property is two storeys in height and semi-detached, adjoined to the neighbour to the north. To the rear of the site there is an existing conservatory to the northern side of the existing two storey outrigger to the rear.

The neighbouring property has a two-storey rear extension and an extension to the rear with a polycarbonate roof that measures to approximately 5m. The application site has an existing rear conservatory measuring 3.5m in depth.

There is off road parking available to the front of the site with a large rear garden to the rear. Under a separate application the roof space of the site is being converted with a rear dormer and associated works. Within the street there are a number of properties that have front porches within Windsor Road.

Proposal

The amended application relates to the introduction of a single storey extension to the rear of the site in place of the conservatory. The other aspect of the proposal relates to the introduction of a front porch which has a minor footprint.

The rear extension, after reduction, is proposed to measure 3m in eaves height with a shallow pitch roof. The depth of the extension is proposed to be 4.8m connecting to the existing rear outrigger creating a flush rear elevation at ground floor level. To the rear of the extension there is proposed to be a set of bi-folding doors that would be full width of the new rear elevation. Within the rear extension there is proposed to be a roof lantern to provide light to the new kitchen diner.

Relevant Planning History:

AWDM/0420/24 – Application for a Lawful development Certificate for proposed rooms in roof consisting of hip to gable, rear dormer with Juliet

balcony and roof lights to east and west elevations and alterations to fenestration. Approved 22/05/2024.

Consultations:
None

Representations:
One objection – “No39, our adjoining property to the north of the proposed extension has a small two storey infill extension with a depth of approx. 1.6m in depth, that forms the western edge of our living room, our primary living space. We then have a covered area, with a clear polycarbonate roof that slopes down to the western boundary of our property. The origin plans for this area, approved by Worthing planning in 1959 refer to it as a "verandah". This is not a living area but a rear porch and is used as such, primarily allowing light through the roof and into our living room. We would like to point out that our footprint is not that of a livable house extension.

We object to this development because the proposed extension consists of a flat roofed construction that would extend to the western edge of the property. The northern wall of this extension would be at least 3m in height, thus overshadowing the entirety of our covered area. As such, it will substantially reduce the amount of light reaching our living room, and to a degree our kitchen. When viewed from our living room, it will visually appear as if we are living in a dark tunnel.

To support our objection, we refer to application AWDM/1539/23 - an almost identical application relating to the neighbouring pair of semi-detached houses. This application was rejected by Worthing Planning as "being contrary to policy DM5 of the Worthing Local Plan, adopted Supplementary Planning Guidance 'Extending or Altering your Home' and the relevant paragraphs of the national Planning Policy Framework.". We also refer to application AWDM/1163/14, also refused by Worthing planning.”

Relevant Planning Policies
Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (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 by virtue of its location will not be visible from within the wider locality and as such is not considered to result in an impact on the visual amenity of the street. The porch due to the prominence to the front of the site will be visible from within the wider street scene. However, due to the prevalence of front porches within the road it is not considered that the

introduction of another one would be out of character with the area. While the double doors are uncharacteristic of the site it is recognised that these are to enable an accessible entrance and so are considered appropriate in this instance.

As such it is considered that overall the proposed development would be acceptable in terms of visual amenity.

Residential Amenity
The front porch, due to the location is not considered to impact the amenity of the neighbouring properties. This is due to the separation of the property from the neighbour to the south. The neighbour to the north has their own front porch extension.

The proposed extension to the rear by virtue of its location will have a greater impact on the property to the north. The property to the south is not considered to be impacted by the proposed extension as it is tucked behind the existing rear outrigger.

The other neighbour (No.39) will be impacted by the proposed development due to the location on the boundary. The proposed extension will be located on the boundary with a depth of 4.8m which will have some impact on the extension of the neighbour. Whilst the council seek to avoid development creating a tunnelling impact on the neighbouring amenity space, in this instance where the neighbouring property has an existing development within this space at both single and two storeys in height this is considered to be mitigated.

On this boundary the neighbouring property has a 1.7m two storey rear extension and then a further 3.1m single storey extension. Whilst it is appreciated that the neighbour's extension has a polycarbonate roof it is a solid construction with a solid brick wall. The maximum height of which is at 3.1m. The amended scheme under this application is for a 3m flat roofed extension as such it is not considered that there would be a demonstrable level of overshadowing or overbearing.

The views available from within the proposal are not considered to result in views that would not already be available from within the application site, this is due to the existing conservatory. The proposed bi-fold doors are to face the rear garden of the host dwelling and at single storey so not providing views into the neighbouring properties.

As such the proposed extension and porch are considered to be acceptable in terms of residential amenity and compliant with Policy DM5 of the Worthing Local Plan.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to side 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: Finlay Gardner Date: 09/07/2024

Authorised by: Louise Prew Date: 09/07/2024