Expiry Date - 18/11/2024

# Development Control – Delegated Officer Report

**Application Number: AWDM/1226/24 Recommendation – APPROVE**

**Site: 61 Ham Road Worthing West Sussex BN11 2QU**

**Proposal: Single storey rear infill extension**

**Site Visit:** 13/11/2024

**Neighbours Checked**: Y

**Additional Neighbour Notifications:** N

**Site and Surroundings**
The site relates to a mid terraced property located on the western side of Ham Road. The road is residential in nature with a large number of the properties having been converted to flats still remain residential.

The application site is a two storey property with a rear protrusion, a number of the properties within the area have extensions to the rear including the property to the south. The dwellings have small rear gardens which are characteristic of the area. The application site is not within a conservation area nor is the property listed. There are no TPO's within the direct locality.

**Proposal**
Permission is sought for a mono pitch infill extension to the rear of the site. The extension proposed is to be single storey in height and would fit between the neighbour's extension and the existing rear protrusion. The materials proposed are to match that of the existing dwelling.

**Relevant Planning History**
None

**Consultations**
None

**Representations:**
None

**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**
Due to the location at the rear of the site there are not going to be views available from within the public realm. The only potential views that would be available of the extension would be glimpses from the access road on Navarino Road to the rear. However, these are largely screened by the existing boundary treatment and garage compound to the rear, as such the extension would not dominate the street scene. Therefore, it is considered not to have an adverse visual impact on the character of the area or streetscene.

Materials will be conditioned to match to ensure the extension complements the existing building.

**Residential Amenity**
The neighbouring property to the south of the site has a single storey infill extension to the boundary. There is a small section of additional depth to the proposed extension as the existing house is deeper than the neighbouring house. This will result in a small section of extended party wall. This is minor in nature and not considered to result in an overbearing or overshadowing on this neighbouring property.

To the north the neighbour is not considered to be impacted as the proposed extension does not project to the rear of the existing rear wall of the house.

Due to the single storey nature of the proposal, there is not considered to be any unacceptable impact in terms of overlooking. The windows within the proposed extension face the rear of the property. They are not going to provide any views which would not already be available from within the existing arrangement.

As such it is not considered that the proposed extension would result in a demonstrable impact on the neighbouring properties.

**Recommendation**

**APPROVE** subject to Conditions:-
1. Drawing Numbers
2. Standard time limit
3. Matching materials

**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.

Party wall

I**s recommendation contrary to letter(s) of representation?** N

Case Officer: Finlay Gardner Date: 18/11/2024

Authorised by: Louise Prew Date: 18/11/2024