Expiry Date - 04/10/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0841/24 Recommendation – APPROVE

Site: 36 Lime Tree Avenue Worthing West Sussex BN14 0DL

Proposal: Proposed single storey rear/side extension, open up existing porch, render the building (retrospective)

Date of site visit: 02/09/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is located on the east side of Lime Tree Avenue within a residential area. The property was visited on 17/04/2023 in connection to the previously approved application for a proposed single storey rear/side extension under AWDM/0283/23. The application form indicates that development began on 02/07/2023 and was completed on 31/01/2024. The report for that application described the property as:

'A detached bungalow comprising white painted brickwork/ render elevations, a tiled predominantly hipped roof, and white uPVC openings. The façade of the building exhibits 2No. centrally positioned front protruding bay windows, a garage to the northerly side, and a porch set back to the southerly side. The property is set back from the public realm behind a shallow wall, hardstanding driveway/ pathway and small grass area. To the rear of the property, a bay window protruding from the rear is situated to the southerly side and a voided area of the building line to the northerly side is where the conservatory has been demolished (evident at time of site visit). The rear garden space is of a good size and comprises a grass area with vegetation abutting the boundaries to the north (No. 38) and south (No. 34).

Properties along Lime Tree Avenue consist of regularly spaced detached bungalows and two-storey houses which benefit from generous plot sizes. There is diversity in these properties design, footprint, massing, and form. To the north of the application property (No. 38) is a bungalow which exhibits rear (east) and side (south) facing dormers, along with a garage which abuts the boundary with the application property and projects into their respective garden, and a rear conservatory. The rear building line of this property is notably set further eastward than that of the application property. To the south (No. 34) is a two-storey household and is of a larger scale and massing compared to the application property.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.'

The site visit to the property in connection to the application in-hand confirmed that the implemented development pursuant to AWDM/0283/23 was not wholly carried out in accordance with the approved plans. Therefore, the application in-hand seeks to make the implemented development lawful.

Proposal:

The previously approved application under AWDM/0283/23 described the proposal as:

'A single-storey rear/ side extension. The extension would comprise matching white painted brickwork elevations, a flat roof with 2No. roof lights, and white uPVC openings.

The extension would project 4m from the rear (east) of the property (8.6m where the conservatory has been demolished to the northerly side), have a width of 14.25m (virtually the entire width of the property), and height of 3m (3.25m to roof light level). Bi-fold doors and windows are proposed to the rear (east) of the extension (existing bay window to be demolished), and a frosted window is proposed to the side (south) wall of the original dwelling.'

The single-storey rear/ side extension element of the proposal has been implemented in accordance with AWDM/0283/23 insofar as scale and form are concerned and therefore does not form a consideration of this application.

The deviations from this permission relate to the front porch, which has been extended by approximately 0.9m to create an open porch which steps up to the front door. The extended porch comprises a timber gable face and posts measuring approximately 3.9m to ridge height shallowing to 2.9m. Further, the entire bungalow has been rendered in a white coating, the fenestration to the rear elevation has changed to 2No. bi-fold doors and one double door, and the frosted window to the side (south) wall of the original dwelling has been removed.

Relevant Planning History:

Planning permission granted at the application property for proposed single storey rear/side extension under AWDM/0283/23, decision issued 12.05.2023. And alterations to form enlarged conservatory under 92/05361/FULL, decision issued 10/04/1992.

Planning permission granted at the neighbouring property to the south at No. 34 Lime Tree Avenue for a two-storey side extension (under 98/05297/FULL) and single storey extension to side/rear and conservatory to rear (under 04/00419/FULL).

Planning permission granted at the neighbouring property to the north at No. 38 Lime Tree Avenue for proposed garage to side and erection of front porch (under 92/05362/FULL) and proposed conservatory to rear elevation (under 01/00429/FULL).

Consultations: None.

Representations: None received.

Relevant Planning Policies and Guidance
National Planning Policy Framework (Revised December 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Worthing Local Plan (2023) 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)

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 modifications which have been made to the bungalow, which includes the replacement of the roof tiles and fenestration to the façade, has modernised and enhanced its aesthetic within the street scene without unacceptably compromising its original identity. There is diversity in the character of properties within the surrounding area, thus, the development is not considered to be out of keeping and is acceptable on visual amenity grounds.

Residential Amenity

The only scale increase from what was approved under AWDM/0283/23 is the extension of the porch which would have a negligible impact given its modest proportions and relationship with surrounding neighbours.

Similarly, the re-configuration of the fenestration to the rear would retain the same direction of outlook into the applicants own good sized garden.

The development is acceptable on residential amenity grounds.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. No Openings South Elev

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Informatives:-

1. 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:	Jason Albon	Date: 02.10.2024
Authorised by:	Jo Morin	Date 03.10.2024