Development Control – Delegated Officer Report

Application Number: AWDM/0207/25 Recommendation: Approve

Site: 42 Offington Lane, Worthing

Proposal: **Single storey rear extension; new front porch; cladding and associated alterations to the front facade; alterations to fenestration**

Site visit: 29.04.2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site relates to a two storey detached house located on the east side of Offington Lane. It has a pair of gables to its frontage, which have been infilled with a flat roofed extension between. There is a garage attached to its north side, where a catslide roof continues over on this side. At the rear there is a two storey rear projection and a conservatory on its south east corner. The house is finished mainly in brick with a tiled roof, but to its front elevation there is a combination of brick, render with black timber boarding details, and tile hanging.

This is a predominantly residential area comprising of mainly detached and semi-detached dwellings with some variety in their individual design.

Proposal

Permission is sought for the construction of a single storey extension to the rear (east elevation) which would replace the existing conservatory and would wrap around the existing two storey rear projection, incorporating this element into its ground floor footprint. The proposed extension would measure approximately 11.5 metres in width and approximately 3.6 metres in depth from the rear wall at the southern end and 2.8 metres in depth from the rear wall at the northern end. It would have a flat roof up to 3.3 metres in height. The extension would be finished in brickwork including soldier courses to the window and door headers and parapet detail. Alterations to the fenestration include new windows to the east and south elevations at ground floor level. The chimney is also indicated to be removed on the south side. To the front (west) elevation, a new porch is proposed to replace the existing porch canopy. This would measure 1.9 metres by 2.6 metres and would have a predominantly glazed frontage and a pitched roof. The front elevation of the house would be rendered (removing the timber boarding details) and the first floor infill addition would be re-clad in vertical timber cladding.

Relevant Planning History:
None relevant

Consultations:
None

Representations:
None received

Relevant Planning Policies
Worthing Local Plan policies (WBC 2023): SP1, DM5, DM20
National Planning Policy Framework (MHCLG 2024)
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 proposed extension at the rear would be relatively wide, spanning much of the width of the house but its depth would be reasonable and its full extent would not be readily visible. Detailing of the parapet roof and matching brickwork would provide a satisfactory appearance.

At the frontage the proposed porch would replace the existing porch canopy. It would have a larger footprint and would be enclosed with rendered walls, but its predominantly glazed frontage including the gable would help give a reasonably lightweight appearance. The overall effect of this more contemporary porch feature combined with the rendering of the front elevation would move away from the more traditional appearance. Whilst a traditional mix of materials and decorative black timber is a feature that can be seen on neighbouring dwellings to the north, there is some mix of materials in the locality including white painted rendered frontages and timber cladding used in the wider streetscene, and the use of timber cladding proposed has been limited to the existing roof extension detail to replace tile hanging in this case. The applicant has confirmed that the timber cladding would have a black finish which would be sympathetic to the palette seen on neighbouring dwellings. On balance design and impact on visual amenity is considered acceptable.

Residential Amenity

To the north side, No 44 is a detached dwelling that extends beyond the rear of No.42. The proposed rear extension would be set well in from the side wall of the existing dwelling, with a distance of approximately 5.6 metres to the boundary at this point. No new windows are proposed to this north side. Given the separation distances and limited depth there would be no significant threat posed to the amenities of the occupiers of No.44.

To the south side, No. 40 is a detached house set well away from the southern boundary with the application site. It has a garage building towards the frontage and a shed to its rear, both sited closely to the boundary with No.42. The proposed rear extension would align with the existing south side wall of the house where there is a distance of approximately 3.9 metres to the southern boundary. Given its scale and positioning, there would be no significant impact to the occupiers of No. 40 in terms of loss of light or outlook. The proposed side window would be set well within the boundary similarly to the existing conservatory which has clear glazing, and its positioning within the room would limit overlooking to some extent. New and larger windows in the south side and rear walls of the existing house could be installed as permitted development, but would nevertheless not pose any significant threat to neighbour amenity.

The alterations to the front elevation including the proposed porch would not cause any significant harm to residential amenity given the scope of work including the size of the proposed porch and relationship with neighbouring dwellings.

Flooding
The site is identified to be at risk of surface water flooding in the SFRA 2024. The applicant has indicated that floor levels would be no lower than existing floor levels and flood proofing/ resistance and resilience measures have been incorporated.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials as indicated and to include black stained or painted finish to timber cladding

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: Rebekah Hincke Date: 19.05.2025

Authorised by: Louise Prew Date: 19/05/2025