Expiry Date - 01/01/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1545/23 **Recommendation – APPROVE**

Site: **78 Ardingly Drive Worthing West Sussex BN12 4TP**

Proposal: **Retrospective application for retention of front porch extension and amendments to single storey side and rear extensions approved under application AWDM/0871/22 and proposed hipped roof to porch**

Date of site visit: 22/11/23

Neighbours checked: Y

Additional neighbour notifications: Neighbours re-consulted following a change of description and amended plans.

Site and Surroundings

The site is located to the north side of Ardingly Drive within a residential area of Worthing. The property comprises of an end of terrace, two-storey house with brick and rendered elevations and a tiled hipped roof. The property is set back from the road behind a paved parking area. There is a flat roof extension and conservatory to the rear and a good size garden.

The property is not within a conservation area, is not a listed building and there are no protected trees on site. The railway lies to the north of the site.

Proposal

Retrospective planning permission is sought for retention of a porch extension to the front, addition of a hipped roof to the porch and amendments to the side and rear extensions approved under application AWDM/0871/22.

The porch extends approximately 1.55m deep to the front of the building by 3.6m wide, wrapping around to the east side of the building for a total depth of 3.9m. The porch as constructed has a flat roof of 2.9m high and is set in from the east side boundary by about 0.85m. This application has been amended to include the proposed addition of a hipped roof to the porch which would measure approximately 2.6m high to eaves and 3.6m high to the ridge. The roof as built would be reconstructed and eaves lowered to accommodate the hipped roof.

The porch extension is to be finished in render and tiles to match the existing building, with a door to the front and accommodates a porch, meter cupboard and WC.

The works (excluding hipped roof) were completed on 01/09/23.

Amendments have also been made to the side and rear extension previously approved, including removal of the rear north-east corner of the extension and replacing this with a canopy roof and pole support, resulting in a shorter side extension and narrower rear extension. The roof of the side extension has been reduced in height to about 2.6m and the exterior of the side extension has been finished in fibre cement cladding. The side extension as built is also set back further from the frontage at about 2.3m. The front of the side extension adjoins the above porch extension.

Relevant Planning History:

AWDM/0871/22 - Proposed single storey side and rear extensions – Approved

Various side extensions and porches have been granted permission at other properties in the road, including at Nos.46, 58, 64, 86, 99 and 108.

Consultations:

Network Rail – No objections to the proposal.

Representations:

One objection received from adjacent neighbour:

I object to the hipped roof as we have already lost a considerable amount of light into our home from the porch and the side extension, we will have no light at all into our hallway if the hipped roof goes ahead.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 2023)
National Planning Practice Guidance
SPG ‘Extending or Altering Your Home’ (WBC)

Planning Assessment

The principle of development for the side and rear extensions has been considered and approved by the previous planning application AWDM/0871/22. Consideration of these aspects of the current application are limited to the proposed amendments to these extensions and the resulting impact on visual and residential amenity.

In relation to the porch, 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

Permission was granted for a single storey side/rear extension at this property under application AWDM/0871/22, this extension was set back slightly from the front of the building and extended out to within 0.1m of the side boundary. This is not the scheme that has been built and a porch has been constructed to the front and alterations made to the side and rear extensions.

The porch is located at the front of the building and is therefore clearly visible in the street scene. The side extension is also visible from the road but to a lesser extent. Various alterations and additions have been carried out to properties in the area, including porches and single storey side extensions.

It is noted that a porch addition and side extension were approved at No.64 under application AWDM/0991/21, this scheme originally proposed a side extension projecting forwards so that this was in line with the proposed porch however this was amended during consideration by setting the extension back from the front bay and proposed porch. This amendment was requested in order to reduce the visual impact on the character of the existing building and the street scene. The amended scheme provided a visual break and increased the subservience of the side extension in relation to the main house, reducing its visual presence/dominance within the street scene.

Permission was granted in 2016 for a side extension and front porch at No.108 (AWDM/0729/15). The applicant at this property later enquired about 'squaring off' the side extension with the new porch (PREAPP/0336/16), and was advised that this would not be supported due to the increased visual impact and effect on the character of the existing property and street scene.

The current scheme, as built at No.78, is different from the above proposals in that it is set in much further away from the side boundary by approximately 0.85m, it does however extend further forwards than other porches in the street and wraps around the side of the building to adjoin the side extension. The porch as built at the application property is therefore more prominent in the street scene.

The advice provided in the Council's *SPG – Extending or altering your home* sets out the general principles for extensions and gives detailed advice with regard to front extensions/porches and side extensions, stating:

'When designing an extension and deciding on an appropriate siting, the two most important things to ensure are; that the design of your extension achieves an appropriate relationship with the design of the existing house and; that it also takes into account any impact on the street scene.'

'If the properties on your street conform to a strict building line, any front extension disrupting this line will probably become obtrusive in the street scene. Particular care must be taken if your property is semi-detached, or forms part of a terrace. As terraces have a uniformity of design, with repetition of design details, an unsuitable front extension/porch can spoil the look of the whole row.'

'*The size and shape of any extension should normally be designed to ensure the original house remains the larger and more dominant feature. Therefore, the extension should not be higher than, or in front of, the main house. With semi-detached properties, it is preferable to set back side extensions from the front wall of the original house.'*

The porch as currently built is more prominent than others in the street scene due to its wraparound form, flat roof design and forwards projection. The buildings in this street conform to a strict building line where porches are contained within the extent of the front bays. Extensions to the side are set back from the frontage but generally extend out to the side boundary. The porch as constructed does include some separation between the porch and side extension due to the side extension extending further out to the boundary and being set back a generous distance from the front of the house therefore providing a visual break between the two.

During consideration of the application various amendments were proposed to improve the appearance of the porch and subsequently amended plans were submitted to include the addition of a hipped roof. This addition would remove the unsympathetic flat roof design providing a more visually cohesive extension that improves integration with the existing building and reflects the character of the existing property.

Although the change to the roof design to include a hipped roof does not overcome concerns regarding the forwards projection of the porch which exceeds the depth of other porches in the area, the overall appearance of the porch extension would be significantly improved by the hipped roof form and this would mitigate the harm caused to some extent.

Additional justification (of a confidential nature) has been provided by the applicant to support the need for a downstairs WC at this property in relation to a specific need for the occupants. Although this justification does not outweigh other considerations in terms of visual amenity, this together with the revised hipped roof design and position of the porch away from the boundary are considered to achieve a reasonable development that can be supported.

On balance, and in relation to the mitigating factors including the addition of a hipped roof to the porch, set in away from the boundary and justification provided as to the need for a downstairs WC, the amendments are considered to cause limited harm to the character of the property and surrounding street scene and are in this specific case acceptable. It should however be noted that this decision is made specifically in relation to the additional justification provided and subject to the change to a hipped roof and this decision should not be considered to set a precedent for other porches in the area that project beyond the existing bay.

The changes to the previously approved side and rear extension, including removal of the rear corner, replacement with a canopy and post support, set

back position and change of materials are all considered acceptable and there is no objection to their retention as built.

Residential Amenity

The alterations to the side and rear extension would reduce rather than enlarge the approved scheme and would have no additional impact on residential amenity.

The porch and amendments to the side extension increase the gap to the boundary with No.76 from 0.1m to 0.85m and would result in a lower eaves level of 2.6m compared to the 3m previously approved. Although the hipped roof form would increase the height to 3.6m this is only to the ridge where the roof adjoins the building, with the higher part of the roof sloping away from the neighbours and positioned further away from the boundary. The only window to the neighbour's property that is opposite the porch extension serves a hallway, a non-habitable room and therefore it is considered that there would be no significant impact on the living conditions of No.76 as a result of these amendments.

No windows are proposed to the side of the extension and no overlooking or loss of privacy would occur.

There would be no significant detrimental impact on the residential amenities of adjacent occupiers as a result of this application.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers (part retrospective)
2. Materials as specified
3. No openings to side elevations of extension
4. Hipped roof completed within 3 months from date of decision
5. No consent conferred for other works

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: Amanda Haslett Date: 15/03/24

Expiry Date - 01/01/2024

Authorised by: Jo Morin Date: 15.03.2024