Expiry Date - 02/08/2023

# Development Control – Delegated Officer Report

**Application Number: AWDM/0779/23 Recommendation – APPROVE**

**Site: 84 Northbrook Road Worthing West Sussex BN14 8PT**

**Proposal: Single storey side (North) extension with two roof lights.**

**Date of site visit:** 19/07/23

**Neighbours checked:** Y

**Additional neighbour notifications**: N

**Site and Surroundings**

The site is located on a corner plot to the south of Leighton Avenue and to the east of Northbrook Road within a residential area of Worthing. The property comprises of an end of terrace house with brick and rendered elevations and dark window frames. There is a canopy porch to the front and a single storey extension to the rear. The property is set back from the road behind a low wall and driveway, with a hedge to the corner and high fence to the north side.

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

**Proposal**

Planning permission is sought for a single storey side extension measuring 2.5m wide by 3.63m deep with a monopitch roof of 2.4m high to eaves and 3.7m high to the ridge. The extension is set back behind the front of the building by about 2.5m. The extension would be finished in bricks and tiles to match the existing building with a window to the front and two roof lights to the side and would accommodate a bathroom.

The application has been amended to lower the height of the roof and line through the front window.

**Relevant Planning History:**

AWDM/1007/22 - Enclosure of existing canopy to form porch and creation of 2m high gate on side boundary within existing fence – Approved

AWDM/0643/22 - Application for Certificate of Lawfulness for detached store/hobby room in rear garden – Approved

06/0425/FULL - Erection of a single storey rear extension – Approved

**Consultations:**

None required

**Representations:**

None received

**Relevant Planning Policies**

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 2021)
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 property is in a prominent corner plot and the side elevation where the extension is proposed is clearly visible in the street scene. The proposed extension is set back from the front of the building and is subsidiary in form and scale to the existing house. A large gap would be retained between the side of the extension and the boundary maintaining the spacious character of the site. The eaves of the extension have been lowered slightly to be in line with the eaves of the rear extension and the front window has been amended to line through with the adjacent windows. The extension would be finished in materials to match the existing building and would be sympathetic to the character of the property.

There would be no adverse impact on the visual amenities of the locality or the character of the street scene as a result of this extension.

***Residential Amenity***

The extension is to the side of the building which is adjacent to a road and there would be no detrimental impact on the residential amenities of neighbours as a result of this application.

**Recommendation**

**APPROVE** subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials

**Informative**

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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? N**

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| Case Officer: | Amanda Haslett | Date: | 25/07/23 |
| Authorised by: | Jo Morin | Date: | 25.07.2023 |