Expiry Date - 27/01/2025

Development Control – Delegated Officer Report

Application Number: AWDM/1547/24 **Recommendation – APPROVE**

Site: **23 Stone Lane Worthing West Sussex BN13 2BA**

Proposal: **Single storey rear extension**

Site photos: 24/01/25

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the west side of Stone Lane within a residential area of Worthing. The property comprises a detached, two storey house with brick elevations and a pitched roof with gables to the front and rear. The property is set back from the road behind a flint wall and small front garden. There is a shared driveway to the south of the building leading to a pair of garages at the rear, one of which belongs to the application property. To the rear there is a two storey projection with gable roof and a large garden enclosed by a fence and hedge.

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 rear extension measuring 4m deep x 3.76m wide that would adjoin the north side wall of the existing two storey rear projection. The extension would have a flat roof of 2.97m high with a roof light above. The extension would be finished in bricks to match the existing building and would have sliding doors to the rear elevation.

Relevant Planning History:

AWDM/1506/24 - Application for a Lawful Development Certificate for a Proposed Rear Single Storey extension and new Second Floor window to Rear Elevation – Withdrawn – Not PD as more than half the width of the existing house.

Consultations:

None required

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
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 street scene has an eclectic character consisting of bungalows and houses of different form, style and materials. Front boundaries are predominantly flint walls to the west side, where the application site lies and brick walls to the east side. These boundaries are interspersed with vehicle accesses which are common in the street scene. The property to the south of the application site is a detached bungalow with blue/grey rendered elevations and to the north side a bungalow with light rendered elevations. Both neighbouring properties extend further back into their plots than the application property.

The proposed extension would be to the north end of the rear elevation, extending out in line with the north side wall of the house. Only very limited views of the extension would be possible from the road through the gap between houses however in its set back position at the rear of the property the extension would not have any adverse impact on the street scene.

The extension is single storey in height and would be subsidiary in form and scale to the existing building and finished in bricks to match, reflecting the character of the property.

There would be no adverse impact on the character of the property or the visual amenities of the locality as a result of this application.

Residential Amenity

The most affected neighbours are those to the sides at No.21 and 25 Stone Lane.

No.21 is located to the south of the application site and has a single storey rear extension that extends to the same extent as the proposed extension at No.23. There is a 2m high fence to the boundary. The proposed extension would be approximately 3.7m from the centre point of the shared driveway and 5m from the side of the bungalow at No.21. A single storey extension in this position to

the north of No.21 and away from the boundary would have no detrimental impact on these neighbours.

No.25 is located to the north of the application site and extends much further back to the rear and a further 2.3m beyond the rear of the proposed extension. There is a high fence to the boundary where the extension would be and a hedge further down the garden boundary. The proposed extension would be set in 0.85m from the boundary and would extend for a depth of 4m at 2.97m high. There are two windows to the side of No.25 that would be opposite the wall of the proposed extension at approximately 1.8m away. These windows look out on to the existing boundary fence with only the top of the window visible above the fence. It is recognised that there would be some impact on light to these windows due to their position north of the proposed extension, however light to the dining room and kitchen is also provided by openings to the rear and the impact on light is not considered to be significant. The main outlook for these windows would remain as existing looking out on to the boundary fence and the proposed extension at single storey height and set in from the boundary would not be considered to have a significant adverse impact on outlook or appear oppressive. The only openings proposed to the extension are to the rear elevation and there would be no overlooking or loss of privacy to neighbours.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to north side elevation of extension

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: Amanda Haslett Date: 24/01/25

Authorised by: Peter Barnett Date: 24 January 2025